



SIERRA CLUB
LOMA PRIETA



Mayor Adam Eisen and Councilmembers
City of Half Moon Bay
501 Main Street
Half Moon Bay, CA 94019

April 23, 2020

Re: Dunes-Surf Beach Proposed Hotel and RV Park

Dear Mayor Eisen and Councilmembers,

The COVID-19 pandemic has created unprecedented threats to public health and safety in Half Moon Bay. The necessary “shelter in place” orders to shut down non-essential businesses, travel and recreation, have tremendously impacted the livelihood of many city residents, as well as the overall economic sustainability of the city.

Due to Half Moon Bay’s reliance on a robust visitor-serving economy, the city is now considering measures to address shortfalls in revenues – both for FY 19-20 and 20-21. Additionally, the city will need to prioritize support in whatever way possible for its existing hotels, motels, inns, restaurants, and many retail businesses, many of which will likely suffer long-term financial stability consequences of the shut-down. We think it only prudent that the city should exercise due caution as to the consideration of introducing new large-scale competitive capacity into a hopefully recovering visitor serving economy.

To that end, we respectfully request that the city council direct staff to **decline to process the application for the proposed Dunes-Surf Beach Hotel and RV Park**. The city’s certified Local Coastal Program, adopted in 1993, states that large scale visitor-serving facilities **are not needed**. This conclusion remains true today, as the city has almost 1,000 visitor serving rooms in its hotels, motels, and inns, including one public and three commercial RV parks and two public campground facilities.

As you all are aware, Half Moon Bay residents have been deeply concerned about the environmental impacts from the proposed luxury hotel/conference center and RV Park. The application is markedly inconsistent with the Half Moon Bay Local Coastal Program as evidenced by the applicant’s request for **discretionary amendments** which would require approval by the City Council and the California Coastal Commission. You have received a petition opposing the project with 4860 signatures as well as hundreds of emails and letters from concerned citizens. Residents are rightfully concerned about the unmitigable impacts of

traffic from this massive proposal as well as the loss of scenic views to the ocean from Highway One and permanent loss of prime agricultural lands and equestrian facilities.

Consideration of a contract for the preparation of an EIR, now or in the foreseeable future, for another luxury hotel and RV Park at Dunes-Surf Beach would add massive doses of salt in the wounds of the city's visitor serving businesses and would create unnecessary additional stress in an already stressful time.

Half Moon Bay must prioritize the necessary support of your existing visitor-serving businesses now and in the foreseeable future. Please advise the Dunes-Surf Beach project Applicants that there is no appetite in the city for this massive development.

Thank you for consideration of our comments.

Lennie Roberts, Legislative Advocate, Green Foothills
Mike Ferreira, Executive Committee Member, Sierra Club, Loma Prieta Chapter
Kari Mueller, Surfrider Foundation, San Mateo County Chapter

Cc: Bob Nesbet, City Manager, Half Moon Bay
Jill Ekas, Community Development Director, Half Moon Bay
Bruce Rienzo, Chair, Loma Prieta Chapter, Sierra Club