

Memo From Half Moon Bay Mayor Dismantles False Allegation That Beachwood Bypasses Environmental Rules With AB 1991

CITY OF HALF MOON BAY, Calif. – Half Moon Bay Mayor Bonnie McClung issued a memo today detailing the full environmental review process that the Beachwood and Glen Cree properties went through before and after the City approved their vesting tentative maps in 1990. The memo invalidates a primary argument of opponents of AB 1991 who say that the special rescue bill, which the California Assembly passed last week, would exempt the properties from all environmental laws.

“Half Moon Bay has always favored environmentally friendly sustainable development, and the long history of environmental review for Beachwood and Glen Cree proves that fact,” Mayor McClung said. “The 1990 approval for development was granted only after repeatedly reviewing the plans for both properties to ensure they complied with state and federal environmental protection laws. Any development under AB 1991 would have to honor the original approvals.”

As the memo explains, AB 1991 would allow revival of the vesting tentative maps approved for Beachwood and Glen Cree in 1990. If AB 1991 becomes law, any development would be subject to the same environmental protection conditions imposed by the original approvals. There have been *eight* California Environmental Quality Act (CEQA) reviews for Beachwood, and *three* CEQA reviews for Glen Cree. The 1990 vesting tentative map for Beachwood also complies with Fish and Game Code § 1602, which protects natural drainage along the southern boundary (Glen Cree has no natural drainage to protect). The small section in the southeast corner of Beachwood that actually contains natural wetlands will continue to be protected from development, as they were in the 1990 vesting tentative map, after AB 1991 is passed.

Both properties would also be subject to federal environmental law, including the Clean Water Act, which protects wetlands, and the Endangered Species Act. The Army Corps of Engineers, the agency responsible for protecting wetlands, has *twice* examined Beachwood. In 1989, the Corps found no wetlands on the property. In 2000, the Corps determined that the wetland conditions on the property were not covered by the Clean Water Act because they were “water-filled construction depressions excavated out of dry land.” In 1989 and again in 2002, both properties were surveyed for federal and state endangered and protected species. None were found.

The City produced the memo to show interested parties that the claim that AB 1991 ignores environmental laws is false. For corrections of other inaccuracies about Beachwood and AB 1991, please visit the City’s website at <http://www.half-moon-bay.ca.us/truthsquad/>.

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