



**Testimony of**

**Michael DeLapa, Executive Director, LandWatch Monterey County**

**Regarding Agenda Item No. 8. B. –  
Consideration of City Resolutions for the South of Tioga Project**

Mayor and Councilmembers:

Good evening. I'm Michael DeLapa, Executive Director, LandWatch Monterey County.

With regard to this project, LandWatch urges you to

1. Approve the condominium and multi-family rental housing component of the project under the conditions that it contain at least 20% permanently affordable housing units and that it be built before any other component of the project.
2. Reject the two hotels and restaurant.

The Final EIR identifies significant and unavoidable traffic impacts at Fremont Boulevard, Del Monte Boulevard, and Military Avenue intersections. Eliminating the two hotels and restaurant would substantially lessen these and other environmental impacts, including impacts to the second largest population of a federally endangered plant

CEQA is clear: If an impact is not reduced to a less than significant level by mitigation measures, but there is a feasible alternative that could avoid or substantially lessen the impact, then the agency must adopt the alternative.

There is no economic justification for adding an additional 216 hotel rooms in Sand City. The City has already approved two major hotels, Monterey Bay Shores – Ecoresorts (184 hotel rooms; 92 hotel condos; 92 residential condos) and The Collection (139 hotel room; 203 room resort). And there are already ~10,000 hotel and inn rooms in Monterey County.

In the absence of compelling economic data to justify the hotels, Sand City cannot meet CEQA's legal requirements. Should the developer and Sand City somehow generate the data to demonstrate an overriding economic need for the hotels, LandWatch urges the City to require that the project be conditioned to require that the 420 multifamily housing units, including 20% affordable units, be constructed prior to the hotels and restaurant.

Thank you.