

## Greg Jamison

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**From:** Ringuette, Oceane@Coastal  
**Sent:** Wednesday, March 6, 2024 8:53 AM  
**To:** Jill Ekas; Rexing, Stephanie@Coastal  
**Cc:** Doughty, John; Greg Jamison  
**Subject:** Re: Half Moon Bay Hyatt - Update

Hi Jill,

Thank you for sending the materials over and for your patience while we reviewed them. I looked over the documents and agree with your determination that the approaches substantially comply with the LCP. Feel free to reach out with any additional questions as this continues to progress.

Thanks,

### Oceane Ringuette

Coastal Planner  
North Central Coast District  
California Coastal Commission  
Pronouns: she/her



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**From:** Jill Ekas  
**Sent:** Monday, January 29, 2024 2:35 PM  
**To:** Rexing, Stephanie; Ringuette, Oceane  
<oceane.ringuette@coastal.ca.gov>  
**Cc:** Doughty, John Greg Jamison  
**Subject:** Half Moon Bay Hyatt - Update

Hello Stephanie and Oceane –

The Hyatt Hotel project review is nearing completion with the Final EIR getting wrapped up over the next few weeks. Beyond environmental review, we have been coordinating with you about LCLUP policy alignment for the provision of low-cost visitor-serving uses and mitigation for the loss of prime soils.

The applicant, Greg Jamison (copied on this email), has made progress in both areas and has submitted the attached documents for the City's consideration. We have reviewed and believe that these approaches will substantially comply with HMB's updated LCLUP policy. We are providing these documents to you now in case you have time to look them over and would be able to touch base before the Final EIR is circulated. I would be happy to meet with either of you to discuss should that work out.

Thank you for the ongoing feedback about this project.

Kind regards,  
Jill



**Jill Ekas, AICP**

Community Development Director

501 Main Street, Half Moon Bay, CA 94019

(650) 726-8264

[www.hmbcity.com](http://www.hmbcity.com)

November 29, 2023

ATTN: Jill Ekas  
City of Half Moon Bay  
Community Development Department  
501 Main Street, Half Moon Bay, CA 94019

Subject: DEIR/EIR Hyatt Place Project – Addressing Coastal Commission Concerns  
State Clearinghouse No. 2018032059  
City File Number: PDP 072-13

Dear Jill,

This is a follow up letter to the one I provided to you back on January 26, 2023, as to address the California Coastal Commission (CCC) concerns on the Visitor Serving Elements of the proposed Hotel project located at the southern entrance to downtown Half Moon Bay along State Route 1.

Here is a recap of the events that have taken place regarding the development.

- **July 15, 2022**, The Draft Environmental Impact Report (DEIR) for the proposed Hyatt Place was circulated. There was a 60-day period for comments that ran through September 13, 2022.
- **August 9, 2022**, The City of Half Moon Bay held a Planning Commission Public Meeting to discuss the Draft Environmental Impact Report for the Hyatt Place Hotel.
- **September 9, 2022**, Peter Benham, Coastal Planner, California Coastal Commission (CCC), letter to Jill Ekas, Community Development Director, City of Half Moon Bay, commenting on the DEIR and that staff supports Alternative 2 and the planned design changes such as doubling the space between the two buildings to further reduce impacts on view lines inland.
- **January 26, 2023**, delivered to Jill Ekas a draft 68-page letter in response to Peter Benham's letter of September 9, 2022, addressing the Coastal Commission staff comments on the proposed development.
- **March 11, 2023**, provided to Oceane Ringuette, Coastal Planner, CCC (Peter Benham was no longer with CCC) a copy of my draft 68-page letter that I delivered to Jill Ekas on 1/26/23.
- **April 20, 2023**, received an email from Oceane Ringuette, Coastal Planner, CCC, responding to my letter to her on 3/11/23. Oceane provided clarifications in her response to my questions.
- **October 25, 2023**, delivered a letter (**Exhibit A**) to Jill Ekas which states, *'With this letter I convey that Alternative 2, Reduced Intensity, as revised is our proposed Project.'* The letter addresses the Coastal Commission, City of Half Moon Bay, and public concerns regarding the project and provides updated details of Alternative 2. The updated plans, mapping and additional information were also submitted along with the letter to the city.

#### Documents Provided Herein

- Applicant letter to Jill Ekas dated October 25, 2023 (**Exhibit A** - 2 pages).
- Document Sea view Hotel Project, CCC Hearing dated February 8, 2023 (**Exhibit B** - 34 pages).
- Engineer's Cost Estimate for Visitor Serving Features (**Exhibit C** - 2 pages).
- Sketch of Site Plan showing Visitor Serving Areas (**Exhibit D** - 1 page).
- Visit California, California Lodging Report dated August 2023 (**Exhibit E** - 7 pages).
- Broker Opinion of Value (BOV), farmland value dated November 11, 2023 (**Exhibit F** - 45 pages).

## Introducing new Coastal Commission Information on another project in the City of Malibu

The applicant has found additional information on the CCC website pertaining to the latest fee structure regarding in-lieu mitigation fees for funding overnight accommodations.

**Subject:** Sea View Hotel, City of Malibu, LCP Amendment No. LCP-4-MAL-21- 0073-2.

On February 8, 2023, at a CCC meeting, the City of Malibu was on the agenda regarding the Sea View Hotel Project. **(Exhibit B)**. In the report it shows that in-lieu fees are now \$133,000 per hotel guestroom. In our letter, dated 1/26/23, to the city and a copy to the Coastal Commission Staff on 3/11/23, the figure we used was \$127,000 from a previous CCC hearing on 3/9/22, regarding the 'Pacific Edge Hotel, City of Laguna.' The applicant recognizes the in-lieu fee is now **\$133,000** per hotel guestroom and is applying this increased figure to the Half Moon Bay project. The applicant also notes the developer for the Sea View Hotel Project is providing 15% of the guestrooms as low-cost rooms to meet the criteria of the City of Malibu LUP.

## Analyzing Low-Cost Visitor Serving Features for the Proposed Half Moon Bay Development

In the case of our proposed Half Moon Bay Hotel Development Plan, the Visitor Serving elements of the plan do follow the City of Half Moon Bay LCLUP, Policy 5-71:

*'Policy 5-71. Inclusion of Lower-Cost Accommodations. Require new development of higher cost accommodations and/or new development that would fail to provide lower cost accommodations on land where that use is allowed and suitable to provide lower-cost accommodations (e.g. a lower-cost bank of rooms in a hotel, a hostel, campground, cabins, etc.). The lower-cost accommodations may be provided as listed in order of priority as follows: on-site, off-site, or through payment of an in-lieu fee fund to support establishment of new lower-cost accommodations in the coastal zone.*

*The provision of lower-cost accommodations shall equate to 15 to 25 percent of the number of approved high-cost accommodations in consideration of the price range of the proposed lodging options and provision by the development of other low-cost public access and recreation benefits such as airport shuttles, bicycle rentals, or trail connections. Require full replacement of any existing low-cost rooms proposed for conversion to high-cost rooms.'*

With this proposed hotel development, the applicant is providing both Low-Cost Affordable Rooms and providing 2.02 Acres of Open Space which allows public access to the site that contains Visitor Serving Low-Cost Features with the development Plan. The Engineer's Cost Estimate **(Exhibit C)** for providing the Open Space Visitor Serving Features offered with this development is **\$1,783,000**. The Visitor Serving Features include items such as bike paths, walking paths, park benches, educational interpretive signage that describes the Open Space, by protecting wetlands, planting of native species, connecting routes with the downtown area, the south gateway and the recent signaled light at SR-1 and Main Street and more. See attached sketch of Site Plan showing these areas. **(Exhibit D)**.

## The Proposed Plan provides a combination Low-Cost guestrooms and Visitor Serving Features

- The hotel contains a total of **102** guestrooms.
- **96** guestrooms will be moderate and/or high-cost overnight visitor-serving accommodations.
- **6** guestrooms will be lower-cost overnight visitor-serving accommodations.
- **13.40** guestroom equivalent as lower-cost visitor serving features within 2.02 acres Open Space. (**\$1,783,000** Visitor Serving Features / **\$133,000** In-Lieu Fee = **13.40** room equivalent).
- **20.20%** of the hotel high-cost rooms provided with the proposed plan are low-cost. (Providing 6 lower-cost overnight guestrooms onsite + **13.40** visitor serving lower-cost equivalent features onsite = **19.40** / **96** high-cost overnight guestrooms = **20.20%**).

In conclusion, the proposed plan provides **20.20%** of high-cost rooms as Low-Cost Rooms and Visitor Serving Features. This complies with the City of Half Moon Bay LCLUP Policy 5-71, which calls for between 15% and 25% of approved high-cost accommodations.

### **Low-Cost Room Rates**

The low-cost room rates have been updated to the current 2023 data as rates adjust annually. The low-cost rooms are calculated using the “Visit California” statewide average daily rate (ADR) for August 2023 (peak season) is \$197.37 for standard, double occupancy rooms. Visit California data, August 2023 (**Exhibit E**) [ <https://industry.visitcalifornia.com/research/researchdashboard>].

- \$197.37 statewide ADR August 2023 (peak season rate)
- \$148.02 Low-Cost Rate or lower (75% of \$197.37)
- \$246.71 High-Cost Rate or higher (125% of \$197.37)
- Between \$148.02 - \$246.71 is considered the Moderate-Cost Rate

**\$148.02 per night or lower would be the Low-Cost Daily Room Rate for this development.**

### **Conversion of Farmland**

April 20, 2023, Oceane Riguetto, CCC, requested in an email to applicant, *“Please keep us updated as the agricultural land mitigation report progresses.”*

Since that time, a Broker Opinion of Value (BOV), dated November 11, 2023, (**Exhibit F**) has been completed on the property to establish the value of the property as farmland.

- The land value is \$12,800 per acre as stated in the BOV.
  - *(Note: This 5.02-acre property was purchased in 2012 for \$1,000,000 or \$199,203 per acre. The property being utilized as non-irrigated farmland has a substantially lower value than what was paid for the land when purchased which was anticipated for future development).*
  - *(Note: This \$12,800 per acre is not only being used as the value of non-irrigated farmland but also as the land value of the 2.02 acres of Open Space in the cost estimate of the Visitor Serving Features being provided with this development. The same land value is being applied regardless of whether the property is utilized as farmland or as calculated in the cost estimate for the Low-Cost Visitor Serving Open Space Features).*
- It is our intent to pay the In-lieu fee for the 3.0-acre portion to be developed of the 5.02-acre site. It was the applicant’s goal to create a conservation easement on a specific property in Half Moon Bay. Achieving an agreement was unattainable, and the applicant is willing to pay the in-lieu fee.
- The in-lieu fee would be a total of **\$38,400** for the 3.0-acres. The fee would be paid to an entity selected by the City of Half Moon Bay and the California Coastal Commission.

We believe the above information addressed both the City of Half Moon Bay and the California Coastal Commission Staff concerns by following the City of Half Moon Bay policy and CCC historical data.

It has been a pleasure working with you. Please let me know if you have any questions.

Thank you,

Greg Jamison

1129231125a

October 25, 2023

Jill Ekas  
Community Development Director  
City of Half Moon Bay

Hyatt Place Project, City File Number: PDP 072-13

RE: DEIR Alternative 2 – Reduced Intensity - Revised

Dear Jill,

With this letter I convey that Alternative 2, Reduced Intensity, as revised is our proposed Project.

- **July 15, 2022**, the Draft Environmental Impact Report (DEIR) for the proposed Hyatt Place was circulated. This started the 60-day period for comments that ran through September 13, 2022.
- **August 9, 2022**, the City of Half Moon Bay held a Planning Commission Public Meeting to discuss the Draft Environmental Impact Report for the Hyatt Place Hotel.

In consideration of the comments and discussions that took place during this period, we have revised Alternative 2 which now constitutes as our Proposed Project moving forward with this development.

**The following documents are herein submitted and reflect the Alternative 2 Revisions:**

- AXIS GFA Architecture Plan Set - 9 pages (Dated 09-14-23)
- BKF Engineers Plan Set - 19 pages (Dated 08-28-23)
- MWS Consulting – Landscape Plan (2023).
- MWS Consulting – Drainage Plan (2023).
- Sol Ecology Letter – Conservation Easement North of Seymour Street (Dated 10/19/23).
- BKF Engineers Letter – Story Poles Survey (Dated 10/23/23).

**Alternative 2 modifications and clarifications are as follows:**

1. The space between the two hotel buildings has increased from **16'** to **32'** apart.
  - a. The modification improves views through this area; creates additional landscaping; a more usable space; and architecturally provides more dimension to the structures with the greater separation.
2. The land to be added to James Ford from the vacant 5.02-acre parcel is decreased because of the need for more space on the hotel site to double the space between the two hotel buildings.
  - a. The plan was to add **0.61** acres to the dealership, and it is now **0.45** acres.
  - b. The hotel site including the Open Space was **4.41** acres and now is **4.57** acres.
3. Total square footage of the hotel site buildings was **66,784sf** and now is **66,268sf**.
  - a. Minor adjustments to the hotel structures reduced the overall square footage.
4. The parking lot area for the hotel has been adjusted to accommodate the following:
  - a. A Fire Lane has been included at the request of the Fire Department.
  - b. The solid waste area has been adjusted to not face Main St. This adjustment was made in response to public comment about the appearance of this area.
  - c. Bike Lockers are added for both employees and guests.
  - d. Additional bike racks were added adjacent to the bike rental building.

- e. Improved pedestrian access to the site from Main Street with additional walkways.
  - f. Increased space between the north hotel building and north fence line to accommodate an improved area for pedestrian access from the bike building to the walking and bike paths west of the hotel.
  - g. Parking lot adjustments were made to improve circulation and visual aspects for the parking lot, garbage, public access, and fire access.
5. Regarding the 1.15-acre parcel north side of Seymour Street
- a. The property north of Seymour was planned as 8 residential lots but now is reduced to 4 residential lots. BKF Engineers Plan Set includes a Tentative Map showing these lots. The modifications solve the following items:
    - i. All building areas are outside a 50' buffer zone.
      - 1. Lots 1, 2 and 3 are approximately 10,158sf each.
      - 2. Lot 4 is 19,805sf. This includes a 50' buffer area along Hwy 1 that is 7,297sf, which is protected by a conservation easement. The buildable area outside the 50' buffer is 12,508sf.
    - ii. Lot 1 is proposed to be developed as a single building, two-story, with four two-bedroom low-cost affordable housing units available to rent at up to 80% of Median Income based on San Mateo County Income Limits. Housing will be offered first to employees of either the auto dealership or hotel.
6. Seymour Street improvements
- a. Lot 1 would be the first lot to be developed of the four residential lots. Improvement would be made along the frontage of Lot 1 on the north side of Seymour Street. This includes a new sidewalk that would extend to Main Street along the edge of two lots with existing homes that are not affiliated with the development. Improvements are being provided by the developer to make a complete connection of Lot 1 with Main Street for safer pedestrian travel.
7. Main Street Improvements
- a. Developer will underground the existing overhead utilities fronting the five-acre parcel along Main St. In addition, the developer is offering to underground these facilities clear to Seymour Street that front the east area of the auto dealership along Main St.
  - b. Developer will install curb, gutter and sidewalk fronting the five-acre parcel along Main St. In addition, the developer is offering to replace the existing older curb, gutter and sidewalk improvements that front the east area of the auto dealership along Main St. Replacement will provide a clean connection with Seymour St. for pedestrians to travel.

The above modifications are shown on the attached documents.

Please let me know if you have any questions.

Thank you,

Greg Jamison

**CALIFORNIA COASTAL COMMISSION**

SOUTH CENTRAL COAST DISTRICT OFFICE  
89 SOUTH CALIFORNIA STREET, SUITE 200  
VENTURA, CA 93001  
(805) 585-1800

Page 26 states mitigation fee  
of \$133,000 per room.



# W11a

**DATE:** January 26, 2023

**TO:** Commissioners and Interested Persons

**FROM:** Steve Hudson, District Director  
Barbara Carey, District Manager  
Deanna Christensen, District Supervisor  
Denise Gonzalez, Coastal Program Analyst

**SUBJECT:** City of Malibu Local Coastal Program Amendment No. LCP-4-MAL-21-0073-2 (**Sea View Hotel Project**) for February 8, 2023 Commission Meeting

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## SUMMARY OF STAFF RECOMMENDATION

The City of Malibu's ("City") proposed Local Coastal Program (LCP) Amendment No. LCP-4-MAL-21-0073-2 consists of changes to the Land Use Plan (LUP) and Local Implementation Plan (LIP) portions of its certified LCP. Staff recommends that the Commission, after public hearing, **approve** the proposed LUP amendment as submitted. The proposed LUP amendment is consistent with and meets the requirements of the policies of Chapter 3 of the Coastal Act. Commission staff further recommends that the Commission **deny** the proposed LIP amendment as submitted and approve the proposed LIP amendment with seven suggested modifications. The modifications are necessary to ensure the proposed LIP amendment conforms with, and is adequate to carry out, the provisions of the certified LUP, as amended. The motions to accomplish these recommendations are found on Pages 7-9 of this staff report.

The City is requesting an amendment to modify the land use and zoning designation of two parcels at 22741 Pacific Coast Highway (APN: 4452-022-017) and 22729 Pacific Coast Highway (APN: 4452-022-010) from Community Commercial (CC) to Commercial Visitor Serving-Two (CV-2) on the LUP Land Use Map and LIP Zoning Map. These two parcels, which are owned variously by three property owners, together comprise approximately 1.18 acres of land known as the Sea View Hotel Site ("subject site"). The amendment further proposes the creation of a new overlay district (Sea View Hotel Overlay District) with special development standards to facilitate the development of a new 39-room luxury hotel. The amendment also includes increasing the development's allowable Floor Area Ratio (FAR) beyond what is permitted under the existing LCP, which triggers the need for a Development Agreement to be approved through an LCP amendment certified by the Coastal Commission pursuant to LIP Section 3.8(A)(5). Therefore, the proposed amendment also includes the approval of a Development Agreement between the City and the property owners to increase the maximum allowable FAR from 0.15 to 0.52 in conjunction with a payment of \$800,000 to the City to be expended as the City Council

determines to be an appropriate use.

Exhibit B page 2 of 34

The standard of review for the changes to the Land Use Plan is whether the amendment meets the requirements of and is consistent with the policies of Chapter 3 of the Coastal Act. The standard of review for the proposed changes to the Local Implementation Plan is whether the amendment conforms with and is adequate to carry out the provisions of the Land Use Plan portion of the certified City of Malibu LCP as amended.

The amendment request is project-specific to allow for the construction of a new 39-room luxury hotel on the subject site. The proposed overlay map will be added to the LIP Zoning Maps and the proposed overlay text will apply use restrictions and development standards over the property. The proposed overlay site is currently zoned Community Commercial, which does not allow hotels as a permitted use. Hotel use is only permitted within Commercial Visitor Serving Two. Therefore, to accommodate the proposed hotel development, the City proposes to change the land use and zoning designation of the subject site from CC to CV-2.

Visitor-serving commercial development, including overnight accommodations, is considered a priority use under the Coastal Act and the Malibu LCP and is given priority over other land uses such as general commercial or residential development. The subject site is located on the landward side of Pacific Coast Highway (PCH) in a commercial area of the City, approximately one-third mile east of the Malibu Pier and Civic Center area. The site is developed with existing commercial buildings and associated surface parking areas. Properties in the immediate vicinity are zoned CC, CV-1, and CV-2 and are developed with commercial structures and uses, including hotels such as the Malibu Beach Inn and Nobu Ryokan and several restaurants. Further north, there is an area of hillside residential development.

Visitor-serving commercial uses provide greater public benefit than community commercial uses because they are designed to serve a larger segment of the population that can take advantage of and enjoy the use of the property, and such uses support visitors to the coast. All future development on the subject site will need to support the visitor-serving nature of the area, be consistent with the allowable uses under the Commercial Visitor Serving land use designation and be consistent with the policies and provisions of the certified LCP. The site is appropriate for visitor-serving commercial use, for instance, the proposed hotel development. The proposed LUP amendment to change the land use designation to CV-2, as submitted, is consistent with Chapter 3 policies of the Coastal Act.

The key issue raised by this amendment request is the adequate provision of lower-cost visitor-serving overnight accommodations. In this case, no existing lower-cost rooms are being demolished or replaced since the proposed hotel project does not include the demolition of an existing lower-cost hotel or motel. However, this is a project-specific request to allow a new 39-room luxury hotel at the site and the proposal raises an issue of whether the project specific LCP amendment is consistent with the Coastal Act and LCP policies to ensure that proposed visitor-accommodation facilities in the coastal zone include lower-cost accommodations. Under the City's LCP, if a property owner proposes to build new overnight luxury accommodations, LUP Policy 2.35 and LIP Section 12.10 allow for the payment of an in-lieu fee of \$10,419 (and adjusted for inflation) applied to fifteen percent (15%) of the total number of new rooms built on a property as a mechanism to ensure

compliance with the objectives of Section 30213 and 30222 of the Coastal Act and Policies 2.33, 2.34, 2.36 and 2.37 of the Malibu LCP. However, recognizing that the LCP's required base in-lieu mitigation fee of \$10,419 is too low in comparison to the in-lieu mitigation fee per required lower-cost room (not provided onsite) that the Commission has required in recent past actions for new hotel development along the coast, the property owners have offered to pay a total in-lieu mitigation fee of \$800,000 (or approximately \$133,000 per room applied to 15% of the new 39 luxury hotel rooms) to assist in funding affordable overnight accommodations elsewhere in the Malibu/Santa Monica Mountains coastal zone. However, because the property owners did not propose the \$800,000 mitigation fee as part of its underlying coastal development permit applications to the City, this proposed fee is not reflected in the proposed LCP amendment request.

To provide an effective alternative mechanism for the hotel project proponent to provide a component of lower cost overnight visitor accommodations through an up-to-date in-lieu mitigation fee as required by the Commission in recent Commission's actions, the property owners and the Commission staff have worked cooperatively to reach an agreement on a mechanism whereby the property owners have agreed to provide an \$800,000 in-lieu fee to an appropriate third party entity through an escrow account for use in developing low-cost visitor serving overnight accommodations in the Malibu/Santa Monica Mountains coastal zone. These escrow funds would be released once the owners secure entitlements to develop the site with a hotel use and those entitlements are no longer subject to challenge. The owners have also agreed to deliver in escrow a Declaration of Covenants, to be recorded upon effective certification of this LCP amendment. Once the Declaration of Covenants is recorded, the obligation for payment of the \$800,000 in-lieu fee runs with the land and is binding on any future owners. This provision provides extra assurances that the lack of provision for lower cost overnight accommodations with a new luxury hotel development will be mitigated even if the current property owners decide not to pursue the project. As such, the agreement is structured to provide the Commission with the assurance of payment of the fee, which represents an opportunity to provide lower cost visitor-serving accommodations elsewhere near the project area. And using an escrow arrangement provides the property owners assurance that the required fee will only be transferred upon securing final entitlements for the hotel development. In order to ensure that the proposed amendment will provide a component of lower cost visitor-serving overnight accommodations in the Coastal Zone through an up-to-date in-lieu mitigation fee, Staff is recommending a suggested modification to note the agreement between the Coastal Commission and the property owners regarding payment of the fee is in addition to the existing LCP requirements regarding the development of luxury overnight accommodations.

The LCP amendment includes creation of a new overlay district (Sea View Hotel Overlay District) with special development standards to facilitate the development of a new 39-room luxury hotel. The coastal development permit for the hotel development within the overlay district site has already been approved by the City of Malibu, conditioned to not be effective until certification of the subject LCP amendment. As such, Commission staff have conducted a project-level review of the proposed development and recommend adopting suggested modifications to the proposed overlay district development standards to ensure consistency with the relevant policies and provisions of the LCP. The remaining

modifications are minor clarifications to LIP text and figures that further the intent and implementation of the LCP and to avoid ambiguity.

For the reasons described in this report, Staff recommends that the Commission find that the proposed LUP amendment is consistent with and meets the requirements of the policies of Chapter 3 of the Coastal Act, and find the proposed LIP amendment, only if modified as suggested, is consistent with and adequate to carry out the applicable policies of the certified LUP as amended.

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### Exhibits

[Exhibit 1 – Proposed LIP Amendment Text Changes in Strikethrough/Underline](#)

[Exhibit 2 – Proposed Land Use and Zoning Map Change](#)

[Exhibit 3 – Proposed Sea View Hotel Overlay District Map](#)

[Exhibit 4 – Proposed Development Agreement](#)

[Exhibit 5 – Vicinity Map](#)

[Exhibit 6 – Aerial View of the Subject Parcels](#)

[Exhibit 7 – Parcel Map](#)

[Exhibit 8 – Overall Site Plan for Sea View Hotel Project](#)

## **I. PROCEDURAL OVERVIEW**

Exhibit B page 6 of 34

### **A. Standard of Review**

The Coastal Act provides:

The Commission shall certify a land use plan, or amendments thereto, if it finds that a land use plan meets the requirements of, and is in conformity with, the policies of Chapter 3 (commencing with Section 30200) ... (Section 30512(c))

The local government shall submit to the Commission the zoning ordinances, zoning district maps, and, where necessary, other implementing actions that are required pursuant to this chapter...(Section 30513)

...The Commission may only reject zoning ordinances, zoning district maps, or other implementing actions on the grounds that they do not conform with, or are inadequate to carry out, the provisions of the certified land use plan. If the Commission rejects the zoning ordinances, zoning district maps, or other implementing actions, it shall give written notice of the rejection, specifying the provisions of the land use plan with which the rejected zoning ordinances do not conform, or which it finds will not be adequately carried out together with its reasons for the action taken...(Section 30513)

The Commission may suggest modifications in the rejected zoning ordinances, zoning district maps, or other implementing actions, which, if adopted by the local government and transmitted to the commission, shall be deemed approved upon confirmation by the executive director...(Section 30513)

Any proposed amendments to a certified local coastal program shall be submitted to, and processed by, the commission in accordance with the applicable procedures and time limits specified in Sections 30512 and 30513... (Section 30514(b))

Pursuant to Section 30512(c), the standard of review that the Commission utilizes in reviewing the adequacy of the proposed amendment to the City's certified land use plan (LUP) is whether the proposed amendment is consistent with, and meets the requirements of, the policies of Chapter 3 of the Coastal Act. The standard of review for the proposed amendment to the City's certified local implementation plan (LIP), pursuant to Sections 30513 and 30514(b) of the Coastal Act, is whether the proposed amendment is in conformance with, and adequate to carry out, the provisions of the LUP portion of the City's certified local coastal program (LCP).

### **B. Procedural Requirements**

If the Commission certifies the LCP amendment as submitted, no further City Council action will be necessary pursuant to Section 13544(b)(2) of Title 14 of the California Code of Regulations. Should the Commission deny the LCP Amendment, as submitted, without suggested modifications, no further action is required by either the Commission or the City

Council, and the LCP amendment is not effective, pursuant to Section 13542(f). Should the Commission deny the LCP Amendment, as submitted, but then approve it with suggested modifications, then the City Council may consider accepting the suggested modifications and submitting them by resolution to the Executive Director for a determination that the City Council's acceptance is consistent with the Commission's action. In that scenario, pursuant to Section 13544(c) of Title 14 of the California Code of Regulations, the modified LCP Amendment will become final when the Executive Director reports the determination that the local government's action is legally adequate to the Commission at its next regularly scheduled public meeting. If the City Council does not accept the suggested modifications within six months of the Commission's action, then the LCP amendment remains uncertified and not effective.

### **C. Public Participation**

Section 30503 of the Coastal Act requires public input in the preparation, approval, certification, and amendment of any LCP. The City held public hearings on this amendment and received oral and written comments regarding the proposed changes from concerned parties and members of the public. The hearings were duly noticed, consistent with the provisions of Section 13515 of Title 14 of the California Code of Regulations. Notice of the Coastal Commission's consideration of the subject amendment has been distributed to all known interested parties.

## **II. STAFF RECOMMENDATION, MOTION, AND RESOLUTION FOR THE LAND USE PLAN AMENDMENT**

Following public hearing, staff recommends the Commission adopt the following resolution and findings. The appropriate motion to introduce the resolution and a staff recommendation is provided.

### **A. APPROVAL OF THE LAND USE PLAN AMENDMENT AS SUBMITTED**

#### MOTION I:

**I move that the Commission certify Land Use Plan Amendment No. LCP-4-MAL-21-0073-2 as submitted by the City of Malibu.**

#### STAFF RECOMMENDATION TO CERTIFY:

Staff recommends a **YES** vote. Passage of this motion will result in certification of the Land Use Plan amendment as submitted and the adoption of the following resolution and findings. The motion passes only by an affirmative vote of a majority of the appointed Commissioners.

#### RESOLUTION TO CERTIFY THE LAND USE PLAN AMENDMENT AS SUBMITTED:

The Commission hereby **certifies** the City of Malibu Land Use Plan Amendment No. LCP-

4-MAL-21-0073-2 as submitted by the City of Malibu and adopts the findings set forth below on the grounds that the amendment will meet the requirements of and be in conformity with the policies of Chapter 3 of the Coastal Act. Certification of the Land Use Plan amendment complies with the California Environmental Quality Act because either 1) feasible mitigation measures and/or alternatives have been incorporated to substantially lessen any significant adverse effects of the land use plan on the environment, or 2) there are no further feasible alternatives or mitigation measures which could substantially lessen any significant adverse impact which the Land Use Plan amendment may have on the environment.

### **III. STAFF RECOMMENDATION, MOTIONS, AND RESOLUTIONS FOR THE LOCAL IMPLEMENTATION PLAN AMENDMENT**

Following public hearing, staff recommends the Commission adopt the following resolutions and findings. The appropriate motion to introduce the resolution and a staff recommendation is provided prior to each resolution.

#### **A. DENIAL OF THE LOCAL IMPLEMENTATION PLAN AS SUBMITTED**

##### MOTION I:

**I move that the Commission reject Local Implementation Plan Amendment No. LCP-4-MAL-21-0073-2 as submitted by the City of Malibu.**

##### STAFF RECOMMENDATION OF DENIAL:

Staff recommends a **YES** vote. Passage of this motion will result in denial of the Implementation Plan Amendment as submitted and adoption of the following resolution and findings. The motion passes only by an affirmative vote of a majority of the appointed Commissioners.

##### RESOLUTION TO DENY AS SUBMITTED:

The Commission hereby **denies** certification of the Local Implementation Plan Amendment No. LCP-4-MAL-21-0073-2 as submitted by the City of Malibu and adopts the findings set forth below on the grounds that the Local Implementation Plan Amendment, as submitted, does not conform with, and is inadequate to carry out, the provisions of the certified Land Use Plan. Certification of the Local Implementation Plan Amendment would not meet the requirements of the California Environmental Quality Act, as there are feasible alternatives and mitigation measures that would substantially lessen the significant adverse impacts on the environment that will result from certification of the local implementation plan amendment as submitted.

#### **B. APPROVAL OF THE LOCAL IMPLEMENTATION PLAN AMENDMENT WITH SUGGESTED MODIFICATIONS**

MOTION II:

**I move that the Commission certify Local Implementation Plan Amendment No. LCP-4-MAL-21-0073-2 for the City of Malibu if it is modified as suggested in this staff report.**

STAFF RECOMMENDATION TO CERTIFY WITH SUGGESTED MODIFICATIONS:

Staff recommends a **YES** vote. Passage of this motion will result in certification of the local implementation plan amendment with suggested modifications and adoption of the following resolution and findings. The motion passes only by an affirmative vote of a majority of the appointed Commissioners.

RESOLUTION TO CERTIFY WITH SUGGESTED MODIFICATIONS:

The Commission hereby **certifies** the Local Implementation Plan Amendment No. LCP-4-MAL-21-0073-2 for the City of Malibu, if modified as suggested, and adopts the findings set forth below on grounds that the local implementation plan amendment with the suggested modifications will meet the requirements of and be in conformity with the policies of Chapter 3 of the Coastal Act. Certification of the land use plan amendment, if modified as suggested, complies with the California Environmental Quality Act, because either 1) feasible mitigation measures and/or alternatives have been incorporated to substantially lessen the any significant adverse effects of the land use plan amendment on the environment, or 2) there are no further feasible alternatives or mitigation measures that would substantially lessen any significant adverse impacts which the local implementation plan amendment may have on the environment.

#### **IV. SUGGESTED MODIFICATIONS ON THE LOCAL IMPLEMENTATION PLAN AMENDMENT**

The staff recommends the Commission certify the proposed LIP amendment, with seven suggested modifications as shown below. Existing language of the certified Local Implementation Plan is shown in straight type. Language proposed to be added by the City of Malibu in this amendment is shown in underlined. Language proposed to be deleted by the City of Malibu in this amendment is shown as ~~striketrough~~. Language recommended by Commission staff to be inserted is shown in double underlined. Language recommended by Commission staff to be deleted is shown in ~~double striketrough~~.

##### **Suggested Modification No. 1**

LIP Section 3.4.6 (Sea View Hotel Overlay District), and subsection B and C of LIP Section 3.4.6 shall be modified as follows:

3.4.6 Sea View Hotel Overlay District (22729 Pacific Coast Highway/APN 4452-022-010 and 22741 Pacific Coast Highway/APN 4452-022-017)

...

B. Description of Area Subject to LIP Section 3.4.6. The provisions of this section shall apply to the Project Site, a 51,776 square foot (1.19 acre) site, parcel, comprised of two merged parcels, currently identified as 22729 Pacific Coast Highway and 22741 Pacific Coast Highway (Los Angeles County Assessor Parcel Numbers 4452-022-010 and 4452-022-017) in the Sea View Hotel Overlay District map.

C. Applicability. The Commercial Development Standards contained in LIP Section 3.4.8, as well as other applicable certified LCP policies and provision shall apply, unless specifically modified by this section.

## **Suggested Modification No. 2**

Subsection D of LIP Section 3.4.6 (Sea View Hotel Overlay District) shall be modified as follows:

D. Development Agreement. Pursuant to a Development Agreement between the property owner and the City of Malibu, the allowable Floor to Area Ratio (FAR) is increased from 0.15 to 0.52 if ~~the applicant will~~ contributes \$800,000 to the City for public benefits and amenities, to be expended as the City Council determines to be an appropriate use.

## **Suggested Modification No. 3**

The following subsection shall be added to LIP Section 3.4.6 (Sea View Hotel Overlay District):

### E. Overnight Visitor-Serving Accommodations

NOTE: In addition to the requirements of LIP Section 12.10 regarding providing a component of lower cost overnight visitor accommodations, the owner of the Sea View Hotel Site as of the date of the Coastal Commission's action on LCP Amendment No. LCP-4-MAL-21-0073-2 ("Applicant") has agreed to enter into an agreement with the Coastal Commission to fund an associated escrow account, thereby committing to pay an in-lieu fee to another entity acceptable to the Executive Director of the Coastal Commission for use in developing lower cost visitor accommodations, to be released upon Applicant's securing of entitlements to develop the site consistent with development standards of the Sea View Hotel Overlay District below.

## **Suggested Modification No. 4**

Subsection E of LIP Section 3.4.6 (Sea View Hotel Overlay District) shall be modified as follows:

### ~~E~~F. Development Standards.

...	
<u>PROJECTIONS INTO YARDS</u>	
	<p>The provisions of LIP Section 3.5.3(B) apply with the <del>is modified as following</del> <del>s</del> additional provision:</p> <ul style="list-style-type: none"> <li>• Access and exit stairs required by the Fire Department, and existing retaining walls may project without limit into required side yards.</li> </ul>
<u>SITE DEVELOPMENT CRITERIA</u>	
...	
<u>Minimum Onsite Landscaping</u>	<p>The provisions of LIP Section 3.8(A)(5)(b) shall not apply. The Sea View Hotel landscaping criteria are as follows:</p> <p>A minimum of 8,977 square feet of landscaping at ground level. Additionally, there shall be a minimum of 2,528.6 square feet of plants in planters on the southerly seaward areas of the various decks.</p>
<u>Minimum Onsite Open Space</u>	<p>The provisions of LIP Section 3.8(A)(5)(b) shall not apply. The Sea View Hotel open space criteria are as follows:</p> <p>A minimum of 1,313.8 square feet of private recreational area at ground level and first level reception area and 21,494 square feet at guest deck patios, not already included in landscape area, are required.</p>
<u>HEIGHT</u>	
<u>Maximum Height Projections</u>	<p>The provisions of LIP Section 3.8(A)(1) shall not apply. The Sea View Hotel height requirements are as follow:</p> <ul style="list-style-type: none"> <li>• New structures which have sloping roofs that slope less than 25% shall be no higher than 24 feet above the <del>existing</del> natural grade or finished grade, whichever results in a lower building height, excluding basements</li> <li>• New structures which have sloping roofs that slope 25%, or more, shall be no higher than 28 feet above the <del>existing</del> natural grade or finished grade, whichever results in a lower building height, excluding basements. Areas such as elevator shafts in order to comply with ADA laws, the wooden deck above the existing tile rooftop</li> </ul>

	<p><u>deck, the fire exit stairs required by the Fire Department, the safety railing around the decks, and the sound wall as described in the Mitigated Negative Declaration are excluded from the referenced height restrictions. Seven-foot overhangs to eliminate sun from hitting south facing windows are excluded from the height standards.</u></p>
<p><b><u>PARKING AND ACCESS</u></b></p>	
<p><u>Parking Requirements</u></p>	<p><u>The provisions of LIP Sections 3.14.2 and 3.14.3 shall not apply. The Sea View Hotel parking requirements are as follows:</u></p> <ul style="list-style-type: none"> <li>• <u>1.5 parking spaces per hotel room.</u></li> <li>• <u>1 space for each, per-shift employee (<del>15 full time employees per shift — 15 spaces</del>)</u></li> <li>• <u>1 space for each 100 square feet of gross floor area used for consumption of food or beverages, <del>or public recreation areas.</del></u></li> <li>• <u>1 space for each 5 fixed seats, or for every 35 square feet of assembly area where there are no fixed seats in meeting rooms or other assembly areas.</u></li> </ul>
<p>...</p>	
<p><u>Layout and Paving</u></p>	<p><u>The provisions of LIP Section 3.14.5 are modified or shall not apply as follows:</u></p> <p>...</p> <ul style="list-style-type: none"> <li>• <del>The landscaped areas and the parking plan shown on the Sea View Hotel plans are an integral part of the proposed hotel and are acceptable within the overlay district.</del></li> </ul>
<p><b><u>MONUMENT SIGN AND GENERAL SIGN REQUIREMENTS</u></b></p>	
	<p><u>The provisions of LIP Section 3.15.6 are modified or shall not apply as follows:</u></p> <ul style="list-style-type: none"> <li>• <u>The provisions of LIP Section 3.15.6(A)(2)(d)(iii) shall not apply.</u></li> </ul> <p>...</p>

**Suggested Modification No. 5**

Subsection F of LIP Section 3.4.6 (Sea View Hotel Overlay District) shall be modified as

follows:

#### FG. PERMITTED USES

The following permitted, conditionally permitted, and prohibited uses and design standards are as follows: shall apply to the Sea View Hotel Overlay District. Permitted and conditionally permitted uses that are a component of the hotel development are subject to the custom development standards of this Sea View Hotel Overlay District. Permitted or conditionally permitted uses that are not a component of the hotel development are subject to all applicable policies and provisions of the certified LCP, including the Commercial Development Standards in LIP Section 3.8.

- a. Permitted Uses: The uses and structures permitted within Sea View Hotel Overlay District are as follows:
  - i. All uses permitted in the Commercial Visitor Serving-2, (CV-2), land use zoning district, as specified in the LCP.
  - ii. Restaurants that are open to the general public will require one parking space for every 100 square foot of serving area.
  - ...
- c. Conditionally Permitted Uses. The following uses may be permitted subject to additionally obtaining a Conditional Use Permit in accordance with the requirements of the MMC:
  - i. All conditionally permitted uses in the Commercial Visitor Serving-2, (CV-2), land use zoning district, as specified in the LCP.

#### **Suggested Modification No. 6**

Modify the Sea View Hotel Overlay District Map (attached as Exhibit 3 of this staff report) to depict the Sea View Hotel Overlay District site as two parcels and add corresponding addresses and assessor parcel numbers (22729 Pacific Coast Highway/APN 4452-022-010 and 22741 Pacific Coast Highway/APN 4452-022-017) to differentiate which parcels are subject to the Sea View Hotel Overlay District.

#### **Suggested Modification No. 7**

Modify the LIP Zoning Map (attached as Exhibit 2 of this staff report) to depict the Sea View Hotel Overlay District site as two parcels APN 4452-002-010 and 4452-022-017.

## **V. FINDINGS FOR APPROVAL OF THE LUP AMENDMENT AS SUBMITTED, DENIAL OF THE LIP AMENDMENT AS SUBMITTED, AND APPROVAL OF THE LIP AMENDMENT IF MODIFIED AS SUGGESTED**

The following findings support the Commission's certification of the proposed Land Use Plan amendment as submitted, the Commission's denial of the proposed Local Implementation Plan amendment as submitted, and approval of the Local Implementation Plan Amendment if modified as suggested (detailed in Section IV. Suggested Modifications above).

The Commission hereby finds and declares as follows:

### **A. Amendment Description and Background**

The City of Malibu ("City") is requesting an amendment to the Land Use Plan (LUP) and Local Implementation Plan (LIP) portions of its certified LCP to change the land use and zoning designation of two adjacent commercially developed parcels identified as 22729 Pacific Coast Highway (PCH) (APN: 4452-022-010) and 22741 Pacific Coast Highway (APN: 4452-022-017), from Community Commercial (CC) to Commercial Visitor Serving Two (CV-2) on the LUP Land Use Map and LIP Zoning Map. These two parcels together comprise approximately 1.18 acres of land known as the Sea View Hotel Site ("subject site").

The LIP amendment further proposes the creation of a new overlay district (Sea View Hotel Overlay District) to accommodate the construction of a new 39-room hotel with associated amenities on the subject site (22729 and 22741 Pacific Coast Highway). The proposed overlay map will be added to the LIP Zoning Maps (Exhibit 2) and will apply use restrictions and development standards over the property. The proposed overlay site is currently zoned Community Commercial and contains existing development consisting of commercial buildings and associated parking areas. The Community Commercial (CC) land use and zoning designation is intended to provide the community's resident-serving needs, including uses such as restaurants, banks, offices, and retail. Hotel use is not permitted in the CC zone and is only permitted within the Commercial Visitor Serving Two (CV-2) zone. To accommodate the proposed hotel development, the City determined that the subject site needed to be rezoned from CC to CV-2.

Additionally, the proposed hotel project seeks to remodel and convert one of the existing commercial buildings (which is currently non-conforming in regard to height and floor area ratio) located on the subject site at 22741 PCH. It proposes an allowable floor area ratio greater than currently allowed under the commercial development standards of the City's LCP. The existing FAR for the existing development on 22741 PCH is 0.46. Therefore, the City determined that a new overlay district with specific development standards (maximum density, including floor area ratios for commercial use, heights, lot coverage, open space requirements, setbacks, and parking and sign requirements) is needed to accommodate some of the as-built existing development (which would remain on the subject site), as well as modifying some of the development standards related to parking, parking locations, maximum allowable floor area ratio to accommodate the proposed hotel development.

### **Development Agreement**

Pursuant to the certified Malibu LCP, increasing the Floor Area Ratio (FAR) beyond what is allowed under the LCP, which is proposed in the overlay district development standards,

triggers the need for a development agreement to be approved through an LCP amendment certified by the Coastal Commission (LIP Section 3.8(A)(5)). Therefore, the proposed amendment also includes the approval of a Development Agreement between the City and property owners that sets forth the terms of the agreement regarding the eventual development of the subject site, including allowable uses, development standards, and maximum allowable floor area ratio (FAR). The development agreement also details the applicant's ability to develop a new hotel with an increased allowable floor area ratio from 0.15 to 0.52 in conjunction with a payment of \$800,000 to the City to be expended as the City Council determines to be an appropriate use. The Development Agreement is discussed in greater detail in Subsection B (New Development and Cumulative Impacts) below.

The full text of the City's proposed changes to the LCP is included as Exhibits 1-3 of this report.

On August 13, 2021, before the City's August 19, 2021, City Council hearing, Commission staff emailed City staff with regarding the proposed LIP Amendment. Furthermore, Commission staff has met with City staff to discuss the proposed amendment, and staff has provided the suggested modifications to the City's planning staff. However, the City staff has not indicated whether or not they are supportive of the suggested modifications. In addition, Commission staff has coordinated closely with the property owners to reach an agreement on a mechanism whereby the property owners have agreed to provide an in-lieu fee for use in developing low-cost visitor serving overnight accommodations in the Malibu/Santa Monica Mountains coastal zone.

The City of Malibu submitted the subject LCP Amendment to the Commission on November 15, 2021. The amendment submittal was deemed complete by Commission staff and filed on March 21, 2022. At its June 2022 Commission meeting, the Commission extended the 90 working-day time limit to act on the LCP amendment for a period not to exceed one year from the original deadline of July 28, 2022.

### **Background and Sea View Hotel Project Description**

The subject "Sea View Hotel" property is comprised of two parcels (22729 and 22741 PCH) and is at the base of a steep hillside to the north (Exhibit 6). The site is located on the landward side of PCH in a commercial area of the City, approximately one-third mile east of the Malibu Pier and Civic Center area. Further north, there is an area of hillside residential development. The site is developed with an existing 15,392 square foot, four-level office building (still operating today with business tenants) and an associated 9,500 square foot parking area containing 60 parking spaces (22741 PCH), and a 1,000 square foot building, two canopies, and surface parking for a gas station use that operated until 2005. Due to the steep hillside, the office building was constructed in a stepped fashion, such that each level is located higher up and stepped into the hillside. As such, the height of the existing commercial/office building varies from 26.5 feet to 48 feet above the existing grade and up to 25 to 40 feet higher in elevation than 22729 PCH.

The subject Sea View Hotel property owners propose merging the two parcels associated

with the proposed overlay district and constructing a new 39-room luxury hotel, including remodeling the existing commercial building that would remain in place. An Initial Study and Mitigated Negative Declaration were prepared and adopted for the project by the City pursuant to CEQA. The City has also approved the coastal development permit for the lot merger and hotel development. However, the coastal development permit was conditioned by the City to only be effective after certification of the subject LCP amendment. Notwithstanding the requirements of Malibu LIP Section 13.16 that a Final Local Action Notice be submitted to the Commission within seven days of City action, the Final Local Action Notice, in this case, has never been submitted to the Commission. Therefore, the approved CDP related to this site is not final. Specifically, the City approved the following:

On September 13, 2021, the City approved Demolition Permit No. 20-019, Coastal Development Permit No. 17-086, Conditional Use Permit No. 21-001, and Lot Merger No. 20-002 to merge the two subject parcels (22741 and 22729 PCH), demolish the existing gas station, and construct a new four-story, 26,734 square foot, 39-room hotel involving the remodel of an existing four-story, commercial building, and construction of a new two-story, 11,342 square foot addition with a basement. The project includes a restaurant/bar, spa, rooftop deck, swimming pool, new surface parking lot, hardscape and landscaping, grading, retaining wall, utilities, and an upgrade and expansion of the existing onsite wastewater treatment system. Pursuant to Special Condition 34 of the CDP, the applicant/property owner is required to pay a fee of \$110,000 to the City in-lieu of providing lower cost overnight accommodations.

On September 13, 2021, the City approved the subject LCP amendment to modify the land use and zoning designation of two subject parcels from Community Commercial to Commercial Visitor Serving-Two, a new overlay district with special development standards to facilitate the development of a hotel, and a Development Agreement to allow an increase in allowable floor area from 0.15 to 0.52. The City also adopted Initial Study No. 21-001, Mitigated Negative Declaration No. 21-001, and Mitigation Monitoring and Reporting Program No. 21-001 for the project.

## **B. Public Access and Recreation**

A core goal of the Coastal Act is to protect the public's ability to recreate in and enjoy the coastal zone, particularly for coastal visitors not fortunate enough to live by the shoreline. The Coastal Act's access and recreation policies provide significant direction regarding protecting existing public recreational access opportunities and ensuring that such access opportunities are provided and maximized. Specifically, Coastal Act Section 30210 requires that maximum public access and recreation opportunities be provided, stating:

In carrying out the requirement of Section 4 of Article X of the California Constitution, maximum access, which shall be conspicuously posted, and recreational opportunities shall be provided for all the people consistent with public safety needs and the need to protect public rights, rights of private property owners, and natural resource areas from overuse.

Similarly, the Coastal Act requires that overnight accommodations, particularly lower-cost accommodations, be protected and encouraged as a means of providing public recreation access to the coast.

**Section 30213 of the Coastal Act states:**

Lower cost visitor and recreational facilities shall be protected, encouraged, and, where feasible, provided. Development providing public recreational opportunities are preferred.

The commission shall not: (1) require that overnight room rentals be fixed at an amount certain for any privately owned and operated hotel, motel, or other similar visitor-serving facility located on either public or private lands; or (2) establish or approve any method for the identification of low or moderate income persons for the purpose of determining eligibility for overnight room rentals in any such facilities.

Furthermore, Coastal Act Section 30222 places a higher priority on the provision of visitor-serving uses designed to enhance public opportunities for coastal recreation over residential, industrial, or general commercial uses.

**Section 30222 of the Coastal Act states:**

The use of private lands suitable for visitor-serving commercial recreational facilities designed to enhance public opportunities for coastal recreation shall have priority over private residential general commercial development, but not over agriculture or coastal-dependent industry.

The Coastal Act policies above have been incorporated in their entirety into the certified Land Use Plan. The Malibu LCP also contains several additional policies to ensure the protection of public access and overnight accommodations.

The following Land Use Plan (LUP) policies are applicable in this case:

**Land Use Plan Policy 2.1 states:**

The shoreline, parklands, beaches and trails located within the City provide a wide range of recreational opportunities in natural settings which include hiking, equestrian activities, bicycling, camping, educational study, picnicking, and coastal access. These recreational opportunities shall be protected, and where feasible, expanded or enhanced as a resource of regional, state and national importance.

**Land Use Plan Policy 2.25 states:**

New development shall provide off-street parking sufficient to serve the approved use in order to minimize impacts to public street parking available for coastal access and recreation.

**Land Use Plan Policy 2.33 states:**

Priority shall be given to the development of visitor-serving and commercial recreational facilities designed to enhance public opportunities for coastal recreation. On land designated for visitor-serving commercial and/or recreational facilities, priority shall be given to such use over private residential or general commercial development. New visitor-serving uses shall not displace existing low-cost visitor-serving uses unless an equivalent replacement is provided.

**Land Use Plan Policy 2.34 states:**

Existing, lower cost visitor-serving and recreational facilities, including overnight accommodations, shall be protected to the maximum feasible extent. New lower cost visitor and recreational facilities, including overnight accommodations, shall be encouraged and provided, where designated on the LUP Map. Priority shall be given to developments that include public recreational opportunities. New or expanded facilities shall be sited and designed to minimize impacts to environmentally sensitive habitat areas and visual resources.

**Land Use Plan Policy 2.35 states:**

New development of luxury overnight visitor-serving accommodations shall be designed to provide for a component of lower cost overnight visitor accommodations (e.g., campground, RV park, hostel, or lower cost hotel/motel). The lower-cost visitor accommodations may be provided on-site, off-site, or through payment of an in-lieu fee into a fund to subsidize the construction of lower-cost overnight facilities in the Malibu-Santa Monica Mountains Coastal Zone area of Los Angeles County or Ventura County. The applicant shall be required to provide lower-cost overnight accommodations consisting of 15 percent of the number of luxury overnight accommodations that are approved.

**Land Use Plan Policy 2.36 states:**

Coastal recreational and visitor serving uses and opportunities, especially lower cost opportunities, shall be protected, encouraged, and where feasible, provided by both public and private means. Removal or conversion of existing lower cost opportunities shall be prohibited unless the use will be replaced with another offering comparable visitor serving or recreational opportunities.

**Land Use Plan Policy 2.37 states:**

Priority shall be given to the development of visitor-serving commercial and/or recreational uses that complement public recreation areas or supply recreational opportunities not currently available in public parks or beaches. Visitor-serving commercial and/or recreational uses may be located near public parks and recreational areas only if the scale and intensity of the visitor-serving commercial recreational uses is compatible with the character of the nearby parkland and all applicable provisions of the LCP.

**Land Use Plan Policy 5.11 states:**

Recreational development and commercial visitor-serving facilities shall have priority over non-coastal dependent uses. All uses shall be consistent with protection of public access and ESHA.

In addition, the following Local Implementation Plan (LIP) sections are specifically applicable in this case:

**LIP Section 12.10 (New Luxury Overnight Accommodations), in relevant part, states:**

- A. The City may approve new luxury overnight visitor accommodations if the evidence shows and the City finds, that the project provides a component of lower cost overnight visitor accommodations, such as a campground, RV park, hostel, or lower cost hotel or motel rooms. The lower cost overnight accommodations may be provided, either onsite, offsite, or through payment of an in-lieu fee to the City for deposit into a fund to subsidize the construction of lower cost overnight facilities in the Malibu-Santa Monica Mountains Coastal Zone area of Los Angeles County or Ventura County. The applicant shall be required to provide lower cost overnight accommodations consisting of fifteen (15) percent of the number of luxury overnight accommodations that are approved. Luxury overnight accommodations shall be defined as the point at which the cost of an overnight room exceeds 120 percent of the median cost of an overnight room for all overnight accommodations in the City of Malibu.
- B. If the applicant chooses the in-lieu fee option, the project approval shall be conditioned to require that, prior to issuance of the coastal development permit, the applicant shall pay the required in-lieu fee to the City. The amount of the in-lieu fee shall be \$10,419 per required unit of lower cost overnight accommodations, plus an additional amount for inflation from January 2000 to the date of approval of the coastal development permit. If the City completes a fee study to determine the appropriate in-lieu fee, which provides the necessary mitigation, the in-lieu fee requirement may be revised accordingly.

**Visitor-Serving Lands**

Visitor-serving commercial development is considered a priority use under the Coastal Act and the Malibu LCP, and is given priority over other non-coastal dependent development. In order to ensure that new development is located in areas able to accommodate it and where it will not have significant cumulative impacts on coastal resources, as required by the Coastal Act and Malibu LCP, it is necessary for the LCP to designate the appropriate location, density, and intensity for different kinds of development. Such designations must also take into account the requirements of other applicable policies of Chapter 3 of the Coastal Act and the Malibu LUP, including public access, recreation, land and marine resources, and scenic and visual quality.

The City is requesting an amendment to the LUP and LIP portions of its certified LCP to change the land use and zoning designation of two adjacent commercially developed

parcels identified as 22729 Pacific Coast Highway (PCH) and 22741 Pacific Coast Highway from Community Commercial (CC) to Commercial Visitor Serving Two (CV-2) on the LUP Land Use Map and LIP Zoning Map. These two parcels together comprise approximately 1.18 acres of land known as the Sea View Hotel Site (“subject site”). The subject site contains existing development consisting of commercial buildings and surface and covered parking. The City has stated that the proposed LUP/Zoning Map change is intended to accommodate the development of a new 39-room luxury hotel.

The Community Commercial (CC) designation is intended to provide for the resident-serving needs of the community, similar to the types of uses allowed in the neighborhood serving commercial developments but on parcels of land more suitable for concentrated commercial activity. Uses that are allowed in the CC land use designation include, but are not limited to, small retail stores, salons and bookstores, restaurants, offices, financial institutions, medical clinics, service stations, health care facilities, offices, and public open space and recreation. The maximum Floor to Area Ratio (FAR) for CC development is 0.15. The maximum FAR may be increased to a maximum of 0.20, where public benefits and amenities are provided as part of the project.

The Commercial Visitor Serving (CV) designation provides for visitor serving uses such as hotels and restaurants that are designed to be consistent with the rural character and natural environmental setting, as well public open space and recreation uses. Additionally, CV designations are divided into two levels of intensity. Hotels are only permitted in CV-2 designations, the highest intensity designation. The maximum Floor to Area Ratio (FAR) for CV development is 0.15. The maximum FAR may be increased to a maximum of 0.25, where public benefits and amenities are provided as part of the project.

The subject site is located on the landward side of PCH in a commercial area of the City, approximately one-third mile east of the Malibu Pier and Civic Center area. Properties in the immediate vicinity are zoned CC, CV-1, and CV-2 and are developed with commercial structures and uses, including hotels such as the Malibu Beach Inn and Nobu Ryokan, and several restaurants. Further north, there is an area of hillside residential development. The site is near parks, public beaches, accessways, and trails/bikeways where public access and recreation is available to visitors. For these reasons, the site is appropriate for visitor-serving commercial use, such as the proposed hotel development. Consistent with Coastal Act Section 30222, and LUP Policies 2.33, 2.36, and 5.11, which state that priority shall be given to the development of visitor-serving and commercial recreational facilities designed to enhance public opportunities for coastal recreation, the proposed land use/zoning change from community commercial to visitor serving commercial will ensure that visitor serving uses are prioritized on the subject sites. Visitor-serving commercial uses provide greater public benefit than community commercial uses because they serve a larger segment of the population who can take advantage of and enjoy the use of the property, and such uses support visitors to the coast. All future development of the subject site will need to support the visitor-serving nature of the area, be consistent with the allowable uses under the CV land use designation/zone, and be consistent with the policies and provisions of the certified LCP.

### **Lower Cost Overnight Accommodations**

These Coastal Act and LCP policies make clear that public recreational access, particularly as it relates to the specific needs of the visiting public, is of critical importance and must be protected and maximized. Overnight accommodations are necessary for providing public access and recreational opportunities for the many visitors that live further from the coast, including those from inland areas, where a coastal trip may require a lengthy car, train, or bus ride. For many low and moderate-income visitors, lower-cost overnight accommodations are essential to being able to access the California coast at all. These access issues are perhaps more apparent than ever now and more critical as they relate to overnight accommodations, as coastal visitors are increasingly priced out of the overnight accommodations market, particularly impacting low and middle-income households, communities of color, and many young people.<sup>1</sup>

Specifically, Section 30213 of the Coastal Act provides for the protection and provision of lower cost visitor and recreational facilities. Visitor-serving commercial development is considered a priority use under the Coastal Act, and, pursuant to public access policies of the Coastal Act, the Commission has the responsibility to ensure that a range of affordable facilities be provided in new development along the coast, including overnight accommodation options.

Furthermore, given the limited availability of overnight accommodations in Malibu, access issues also raise environmental justice concerns. Under Section 30604 of the Coastal Act, “[w]hen acting on a coastal development permit, the issuing agency, or the Commission on appeal, may consider environmental justice, or the equitable distribution of environmental benefits throughout the state.” As defined in Section 30107.3 (a) of the Coastal Act, “environmental justice” means “the fair treatment and meaningful involvement of people of all races, cultures, incomes and national origins, with respect to the development, adoption, implementation, and enforcement of environmental laws, regulations, and policies.” Thus, environmental justice considerations are relevant to the Commission’s review.

### **Overview of Malibu’s Overnight Accommodations**

Demand for overnight accommodations is especially high in the City of Malibu because of its proximity to the coast and historical reputation as a popular coastal community. The City lies entirely within the Coastal Zone and extends approximately 26 miles from the Ventura County Line to Topanga Canyon Boulevard on the east. The beaches of Malibu are world-famous tourist destinations for millions of visitors annually from foreign countries, all 50 states of the U.S., as well as for residents of cities and towns throughout California. In addition, the Santa Monica Mountains area within and adjacent to the City provides an extensive network of public trails that traverse and connect Federal, State, and County parklands and a system of heavily used historic trails on private land. Overall, a wide variety of recreational opportunities exist in the area, including hiking, biking, horseback riding, camping, fishing, picnicking, nature study, surfing, diving, and swimming. Public access to and along the shoreline and trails and the provision of public recreational opportunities and visitor-serving facilities such as campgrounds, hotels, and motels have

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<sup>1</sup> See [“Explore the Coast Overnight: An Assessment of Lower-Cost Coastal Accommodations” by the California Coastal Conservancy \(March 2019\)](#) and [California Coastal Commission Public Workshop Staff Report on Lower-Cost Visitor-Serving Accommodations \(October 2016\)](#).

historically been a critical and controversial issue in Malibu. **Exhibit B page 22 of 34**

Despite being a significant visitor-serving destination, there are limited facilities within the City that offer overnight accommodations for visitors within its 21 miles of coastline. There are six hotels (The M Malibu, The Surfrider, Malibu Beach Inn, Malibu County Inn, The Native, and Nobu Ryokan) within the City, containing a total of 130 rooms. Additionally, the City contains one Recreational Vehicle (RV) park (Malibu RV Park), which includes 142 RV sites and 35 tent camping sites. Although there are several hotels and motels in other cities surrounding Malibu, the approximate 21 miles of Malibu coastline is only serviced by approximately 130 hotel rooms, 142 RV sites, 35 tent sites, and the City's existing short-term rental stock.

### **Trends in Coastal Overnight Accommodations**

The Commission has approved new hotel developments along the coastline as high-priority visitor-serving facilities, however, high room rates can render these visitor-serving hotels exclusive<sup>2</sup>. The Commission has required mitigation for the use of land that would have otherwise been available for lower-cost and visitor-serving facilities. The Commission has also approved projects and LCP amendments requiring the development of overnight accommodations with facilities that serve a range of incomes. In past actions, where the development proposed has not provided for a range of affordability on-site, the Commission had required offsite mitigation, in the form of payment of an in-lieu mitigation fee to fund construction of lower-cost overnight accommodations, e.g., hostels, recreational vehicle (RV) parks, campgrounds, etc.

In November 2016, the Commission staff presented a comprehensive study of lower-cost visitor accommodations eliminated from the coastal zone since 1989<sup>3</sup>. The study considered six cost categories ranging from "economy" to "luxury" and found that 24,720 total economy rooms had been lost, while only 11,247 rooms of the higher cost categories had been lost since 1989<sup>4</sup>. These survey results indicate that nearly 70% of all hotel rooms eliminated from the coastal zone from 1989 to 2016 were economy rooms, whereas less than 10% of the rooms lost were in the upscale and luxury categories. Of the hotels that are being developed, a greater number of hotels offer high-cost accommodations. The remaining moderate and lower-cost hotels in the coastal zone typically constitute older structures that become less economically viable as time passes. It is often more lucrative for developers to replace these older structures with higher-cost accommodations. Such trends have thus made it difficult for visitors with limited financial means to access the coast; many of these visitors travel from inland locations and cannot easily make the trip to the coast and back home again in a single day.

Although statewide demand for lower-cost accommodations in the coastal zone is difficult

<sup>2</sup> [Explore the Coast Overnight- An Assessment of Lower Cost Accommodations](#), published by State Coastal Conservancy on January 8, 2019.

<sup>3</sup> Ref. [Public Workshop: Lower Cost Visitor Serving Accommodations](#), published by Commission staff on October 26, 2016.

<sup>4</sup> Ref. [Public Workshop: Lower Cost Visitor Serving Accommodations](#), published by Commission staff on October 26, 2016.

to quantify, there is no question that low-cost hotels, camping, and hostel opportunities are in high demand in coastal areas and that there is an ongoing need to provide more lower-cost opportunities along California's coast. In a Coastal Conservancy-commissioned survey conducted in 2017, an assessment of lower-cost overnight accommodations found that "respondents cited financial concerns as the primary reason they do not stay overnight at the coast. Over 45% of Californians said that overnight accommodations at the coast were inconvenient or unaffordable."<sup>5</sup>

### **Sea View Hotel Project-Specific LCP Amendment**

The amendment request is project-specific to allow for the construction of a new 39-room luxury hotel on the subject site with changes to the land use and zoning designation to permit the construction of new overnight luxury accommodations and a new overlay district with special development standards to facilitate the development of a hotel.

As stated above, in light of current trends in coastal overnight accommodations, the Commission is increasingly concerned with the challenge of providing lower-cost overnight accommodations consistent with the Coastal Act. Although low-cost overnight facilities are not currently developed on the subject site, the proposed change in both the land use and zoning designation and the proposed overlay district would accommodate the development of a luxury hotel that may not include a component of lower cost overnight accommodations. As the trend continues to build upscale and luxury hotel development on land that is designated for hotel/motel development, persons of low and moderate incomes will make up fewer of the guests staying in the City of Malibu's coastal zone. By forcing this economic group to lodge elsewhere, there will be a direct impact on public access to the beach and coastal recreational areas within the area. With the loss of potential low-cost lodging facilities, a large segment of the state's population will be excluded from overnight stays within this coastal area. Therefore, by protecting and providing low-cost lodging for the price-sensitive visitor, a larger segment of the population will have a greater opportunity to enjoy access to the beach area through overnight stays along or near the coast. Furthermore, access to coastal recreational facilities, such as the beaches, harbor, piers, and other coastal points of interest, are also enhanced when there are overnight lodging facilities that serve a broader segment of the population.

The certified Malibu LCP also contains policies and provisions for the protection of lower-cost overnight accommodations, outlined above. Specifically, LUP Policy 2.33 prioritizes the development of visitor-serving commercial recreational facilities that enhance public opportunities for coastal recreation over private residential or general commercial development. LUP Policy 2.36 protects existing, lower cost visitor serving facilities and encourages the development of new lower cost facilities. LUP Policy 2.35 requires that new development of overnight visitor-serving accommodations include a component of lower cost facilities or provide mitigation in the form of an in-lieu fee to help subsidize the construction of lower cost facilities.

Furthermore, LUP Policy 2.35 and LIP Section 12.10 state that the City may approve new

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<sup>5</sup> [Explore the Coast Overnight- An Assessment of Lower Cost Accommodations](#), published by State Coastal Conservancy on January 8, 2019.

luxury overnight visitor accommodations if the evidence shows and the City finds, that the project provides a component of lower cost overnight visitor accommodations, such as a campground, RV park, hostel, or lower cost hotel or motel rooms. Furthermore, LIP Section 12.10 states that lower cost overnight accommodations may be provided, either onsite, offsite, or through payment of an in-lieu fee to the City for deposit into a fund to subsidize the construction of lower cost overnight facilities in the Malibu-Santa Monica Mountains Coastal Zone area of Los Angeles County or Ventura County. The applicant shall be required to provide lower cost overnight accommodations consisting of fifteen percent of the total number of approved luxury overnight accommodations. If instead the applicant chooses the in-lieu fee option, the project approval shall be conditioned to require the applicant to pay an in-lieu fee to the City of \$10,419 per required unit of lower cost overnight accommodations, plus an additional amount for inflation from January 2000 to the date of approval of the CDP. In this case, fifteen percent of the proposed 39 luxury overnight accommodations/rooms equates to 5.85 lower cost overnight accommodations/rooms required to be provided under the LCP.

As stated above, the City has already approved the coastal development permit (CDP No. 17-086) for the subject hotel development and conditioned the CDP to require the property owners to pay a fee of \$110,000 to the City in-lieu of providing lower cost overnight accommodations (Special Condition No. 34). The property owners agreed to contribute an in-lieu fee to the City of \$17,671.22 per 6 rooms for a total of \$106,027.32 (\$10,419 plus inflation using the California Department of Industrial Relations CPI Increase 2000-2020 equates to \$17,671). Therefore, the City approval of the CDP for the hotel development provides for this in-lieu fee to offset the loss of low-cost overnight accommodations opportunities.

In this case, no existing lower-cost rooms are being demolished or replaced since the proposed project related to the subject LCP amendment does not include demolishing an existing lower-cost hotel or motel. However, the project raises an issue of whether the project specific LCP amendment is consistent with the Coastal Act's and LCP's policies to ensure that proposed visitor-accommodation facilities in the coastal zone include lower-cost rooms.

As stated above, the preferred method to ensure consistency with Coastal Act sections 30213 and 30222 is the provision of new lower-cost rooms on or near the project site. However, the City's LCP (LIP Section 12.10) allows for lower cost overnight accommodations to be provided, either onsite, offsite, or through payment of an in-lieu fee to the City for deposit into a fund to subsidize the construction of lower cost overnight facilities. In this case, the property owners decided to provide lower cost overnight accommodations through payment of an in-lieu fee to the City.

However, the City's LCP in-lieu fee option of \$10,419 per required unit of lower cost overnight accommodations, plus an additional amount for inflation, has not kept pace with the cost of providing lower cost accommodations in the coastal zone and is therefore too low in comparison to the in-lieu mitigation fee per required lower-cost room (not provided onsite) that the Commission has required in recent past actions for new hotel development along the coast, which is discussed in more detail below.

### **In-Lieu Mitigation Fee**

In 2014, following Commissioner questions regarding the adequacy of the in-lieu fee for lower-cost accommodations at Commission hearings, Hostelling International provided an updated report representing the true construction costs of a new hostel, which stated that new construction costs approximately \$42,120 per hostel bed without the cost of land acquisition. In order to verify this information, the Commission consulted Maurice Robinson & Associates. Robinson concurred with the figures and stated: “This lends itself to a two-tiered Index for a representative cost to develop low-cost lodging statewide. The \$42,120 per bed estimate for the structure can be indexed on an annual basis, either by CPI (Consumer Price Index) or, alternatively, with a more construction industry-specific index such as the Turner Building Cost Index.”

The Turner Building Cost Index is used widely by federal and state governments to measure costs in the non-residential building construction market in the United States.<sup>6</sup> Robinson further expanded on the cost of providing motel or hotel rooms rather than hostel beds and estimated:

“These new motel rooms would likely cost nearly \$100,000 per room to develop (excluding land), which is more than twice the cost of a hostel bed, mostly due to the fact that motels require approximately twice the gross square footage per person than hostels.”

A standard hotel or motel room (250 sq. ft. average) represents a much larger space than a single hostel bed. The cost of constructing new low-cost hotel rooms with new lower-cost hotel/motel rooms is significantly higher than replacing them with hostel beds. Following this information and suggestion, the Commission required new high cost hotel projects and projects that eliminated existing lower-cost overnight accommodations to pay an in-lieu mitigation fee of \$100,000 per required lower-cost room not provided onsite.<sup>7</sup> This requirement was based on information provided in 2015. However, when considering the approximate 27% increase in the Turner Building Cost Index in the last seven years (likely related to inflation and other factors), the estimated cost of constructing a lower-cost hotel or motel room has increased from \$100,000 per room to \$127,000 per room.<sup>8</sup>

Robinson also recommended that land costs be calculated separately from construction costs in the in-lieu mitigation fee. It is important to note that in-lieu mitigation fees are often accepted and used by many public and non-profit organizations. The in-lieu fees provide funding to public agencies and non-profit organizations, including California State Parks, Mountains Recreation and Authority, and Hostelling International, for the provision of lower-cost overnight visitor accommodations within or near the coastal zone. These lower-cost overnight visitor accommodations include, but are not limited to, RV park sites, hostel accommodations, campgrounds, cabins, and lower-cost hotel or motel accommodations.

<sup>6</sup> The Turner Building Cost Index is used widely by federal and state governments to measure costs in the nonresidential building construction market in the United States. (Ref. <https://www.turnerconstruction.com/cost-index>)

<sup>7</sup> Ref. CDP [5-18-0872](#) (Sunshine Enterprises, LP), CDP [5-20-0181](#) (B&J Capital Group Investments)

<sup>8</sup> The Turner Building Cost Index was 943 for 2015 and 1199 for 2021.

$1199 - 943 = 256 / 943 = 0.27 * 100\% = 27\%$  increase

These agencies and organizations often already own land and require solely construction funds. As such, the mitigation fee of \$127,000 per lower-cost hotel room does not include land costs. Maurice Robinson & Associates addresses the widely varying cost of land acquisition:

“The range in land costs might be as great as from \$100/sf to \$600/sf in Los Angeles County’s Coastal Zone. For a 10,000 sf parcel of land, the total land costs could be anywhere from \$1 million to \$6 million—a huge range. This variability in the price of land dwarfs the cost of providing the hostel improvements[.] ... This illustrates the need for the Commission to find alternative, lower-cost ways to acquire the land replacement low-cost lodging. As examples, the proposed hostels could be built on land owned by the following non-private-sector types of entities:

- Public agencies, such as State Parks, which have similar social goals;
- Non-profit organizations, which may not require a market-level rate of return; or
- Quasi-public agencies, such as Port Districts, but leased at a below-market rate. Indeed, while the cost to construct the hostel building would be expected to remain fairly constant throughout the State, the land costs could vary dramatically in each case.”

Here, a mitigation fee including the cost of land acquisition is unnecessary because the mitigation funds proposed by the applicant would be directed to a third party entity acceptable to the Executive Director of the Coastal Commission that has land available for providing lower-cost visitor amenities in the Malibu/Santa Monica Mountains coastal zone, with the intention that such projects do not require the purchase of land.

As indicated above, the property owners propose the construction of 39 luxury overnight accommodations and has volunteered to pay a fee of \$110,000 to the City in-lieu of providing lower cost overnight accommodations onsite or offsite. In addition, the property owners, in consultation with Commission staff, have offered to pay an in-lieu **mitigation fee of \$800,000 (\$133,000 per room)** to assist in funding affordable overnight accommodations elsewhere in the Santa Monica Mountains coastal zone. **The fee proposed by the property owners is consistent with the in-lieu mitigation fee per required lower-cost room that the Commission has required in recent past actions<sup>9</sup>** for new hotel development along the coast and is significantly more than the fee required by the City (\$110,000).

The property owners, in consultation with Commission staff, have identified a potential public project to which to direct the \$800,000 fee to implement affordable visitor-serving accommodations. In May 2020, the Mountains Recreation and Conservation Authority (“MRCA”) acquired the 23.71-acre Lauber Smith Property in the Santa Monica Mountains for a mix of habitat conservation, open space, and public access and recreation uses. The property is about 9 miles northwest of the subject “Sea View Hotel” site, within the coastal zone of unincorporated Los Angeles County, adjacent to Ramirez Canyon Park, and just outside Malibu city limits. In particular, MRCA’s goal is, in part, to develop campground

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<sup>9</sup> Ref. CDP [A-5-VEN-21-0011](#) (Wynkoop Properties, LLC); CDP [5-18-0872](#) (Shore Hotel)

facilities, including flame-less facilities (tent pad sites, including ADA accessible tent pad sites) and visitor-serving improvements (parking, restrooms, and picnic areas) on portions of the property to serve the general public as well as underserved and foster youth programs of MRCA. The use of these funds in this manner would be consistent with LUP Policies 2.33, 2.34, 2.36, and 2.37 to create or protect visitor serving and recreational uses.

Because the property owners did not propose the \$800,000 mitigation fee as part of its underlying coastal development permit applications to the City, this proposed fee is not reflected in the proposed LCP amendment request.

To provide an effective mechanism for the project proponent to provide a component of lower cost overnight visitor accommodations through an up-to-date in-lieu mitigation fee required by the Commission in recent actions, the property owners and the Commission staff have worked cooperatively to reach an agreement on a mechanism whereby the property owners have entered into an agreement with the Coastal Commission and funded an associated escrow account, thereby committing to pay an \$800,000 in-lieu fee for use in developing lower cost visitor accommodations, to be released once the owner secures entitlements to develop the site with a hotel use and those entitlements are no longer subject to challenge. Commission staff, in consultation with MRCA, have identified a potential public project to which to direct the \$800,000 fee in this case (new camping at the Lauber Smith Property adjacent to Ramirez Canyon,) that is in close proximity to the subject site and will provide a greater range of low-cost camping experiences for a more diverse ability range of the public.

The escrow agreement also provides for the delivery into escrow of a Declaration of Covenants by the current property owners, to be recorded upon effective certification of the LCP amendment. If the conditions for recordation of the Declaration of Covenants are met, the obligation for payment of the \$800,000 in-lieu fee runs with the land and is binding on any future owners, so that the mitigation will be secured whenever a hotel project eventually proceeds, even if the specific project covered by the City's existing CDP does not ultimately come to fruition and the escrow funds are returned. This provision thus provides extra assurances that the lack of provision for lower cost overnight accommodations with a new luxury hotel development will be mitigated even if the current property owners decide not to pursue the hotel project. As such, the agreement is structured to provide the Commission with assurance of payment of the fee, which is necessary to provide a component of lower cost overnight visitor accommodations through an up-to-date in-lieu mitigation fee. Using an escrow arrangement assures the property owners that the required fee will only be transferred upon securing final entitlements for the planned development beyond legal challenge.

The Commission is requiring **Suggested Modification Three (3)** to note the agreement between the Coastal Commission and the property owners regarding payment of the fee is in addition to the existing LCP requirements regarding the development of luxury overnight accommodations. The purpose of the fee would be to fund new lower cost overnight visitor accommodations elsewhere in the Malibu/Santa Monica Mountains coastal zone.

In addition to the in-lieu fee proposed to provide a component of lower cost overnight

accommodations, the property owners have also committed to and entered into a contract to provide \$250,000 to a nonprofit organization called “Los Courage Camps” to further its work providing free surf lessons and transportation to beaches in the Malibu area for children in underserved communities in the general Los Angeles area. The organization’s website states that: “Los Courage Camps’ mission is to teach the diverse children of Los Angeles who have never experienced the ocean how to surf and consequently connect them with their courage, potential, inner strength, and leadership”. The property owners state that the proposed funding will provide for a large bus and driver, lunches, towels, wetsuits, surfboards, surfing instructors, and a grant writer (to seek additional grant funding). While the provision of this proposed funding does not directly provide lower cost overnight accommodations, it will increase equitable public access and recreation opportunities, furthering the goals of the Coastal Act and LCP with regard to access and environmental justice.

### **Sea View Hotel Overlay District**

The LIP portion of the City’s amendment request proposes to create a new overlay district (Sea View Hotel Overlay District), which will apply use restrictions and development standards over the subject site. The proposed Sea View Hotel project involves the construction of a new four-story, 26,734 square foot, 39-room luxury hotel involving the remodel of an existing four-story, non-conforming commercial building (non-conforming in regards to the building height and square footage/floor area ratio), and construction of a new two-story, 11,342 square foot addition with a basement. The new Sea View Hotel overlay district has been tailored to accommodate the proposed Sea View Hotel development project. One of the proposed Sea View Hotel overlay development standards is a reduction in the required parking for hotel development at the subject site (1.5 parking spaces per hotel room instead of 2 spaces per hotel room). LUP Policy 2.25 requires that new development provide sufficient off-street parking to serve the approved use in order to minimize impacts to public street parking available for coastal access and recreation. Reductions in parking standards have the potential to affect public access. In this case, although the proposed overlay standard includes a reduction in the required parking for hotel development, this reduction will only apply within this overlay district, and the City determined that the reduced parking standard provides sufficient off-street parking to serve the proposed hotel development and would not result in any adverse impacts to public street parking available for coastal access and recreation consistent with LUP Policy 2.25.

### **Conclusion**

For the reasons stated above, the Commission finds that the proposed LUP amendment to change the land use designation of the subject property from Community Commercial (CC) to Commercial Visitor Serving Two (CV-2), as submitted, will give priority to visitor serving commercial recreation uses and is therefore consistent with the Chapter 3 policies of the Coastal Act.

As discussed in detail above, the City’s certified Land Use Plan (LUP) goal is to preserve coastal access, including the provision of lower cost overnight accommodations within the City’s Coastal Zone. If modified as suggested, the LIP amendment to rezone the subject

property and add a zoning overlay will give priority to visitor serving commercial recreation uses and ensure that a component of lower cost overnight accommodations will be provided. For the reasons stated above, the Commission finds that, if modified as suggested, the LIP amendment conforms with and will be adequate to carry out the applicable policies of the certified Land Use Plan.

### **C. New Development and LCP Administration**

The following Local Implementation Plan (LIP) sections are specifically applicable in this case:

#### **LIP Section 3.8(A)(5) (Site Development Criteria), in relevant part, states:**

- (a) The gross square footage of all buildings on a given parcel shall be limited to a maximum Floor Area Ratio (F.A.R) of 0.15, or 15% of the lot area (excluding any street rights of way). Additional gross square footage may be approved, up to the maximum allowed for the parcel under the Land Use Plan provided the increase complies with the provisions of Section e and/or f below, where applicable.

...

- (f) Additional Square Footage. The City Council shall have the authority to approve additional square footage for commercial development, except with the Civic Center area, as provided in Section 3.8(A)(5) of the Malibu LIP, where the applicant has offered to the City public benefits and amenities in connection with a project subject to a Development Agreement processed pursuant to Section 13.28 of the Malibu LIP.

...

#### **Sea View Hotel Overlay District**

The LIP portion of the City's amendment request proposes to change the zoning designation of the site from CC to CV-2, and to create a new overlay district (Sea View Hotel Overlay District) to accommodate the construction of a new 39-room hotel with associated amenities on the subject site (22729 PCH and 22741 PCH).

The associated Sea View Hotel project involves the construction of a new four-story, 26,734 square foot, 39-room luxury hotel involving the remodel of an existing four-story, non-conforming commercial building (non-conforming in regards to the building height and square footage/floor area ratio), and construction of a new two-story, 11,342 square foot addition with a basement. Additionally, the proposed hotel development proposes an allowable floor area ratio greater than currently allowed under the commercial development standards of the City's LCP. Therefore, the City determined that a new overlay district with specific development standards (maximum density, including floor area ratios for commercial use, heights, lot coverage, open space requirements, setbacks, and parking and sign requirements) is needed to accommodate some of the as-built existing development, as well as modifying some of the development standards related to parking, parking locations, and an increase in the maximum allowable floor area ratio.

The new Sea View Hotel overlay district has been tailored to accommodate the proposed Sea View Hotel development project. Permitted uses and development standards have been customized for the overlay area, including heights, lot coverage, setbacks, signage requirements, and landscape/open space requirements. The permitted uses allowed under the proposed overlay district include all uses permitted in the Commercial Visitor Serving-2 land use/zoning designation (which includes uses allowed in other commercial land use designations (Commercial Neighborhood, Community Commercial, and Commercial General)), and uses typically associated with hotel development (such as restaurants, spas, guest rooms, gym, etc.). The intent of allowing the permitted and conditionally permitted uses of the CV-2 land use designation is to accommodate a situation in which the proposed hotel development project is never constructed, and the existing office and commercial development onsite (currently permitted under the Community Commercial designation) can remain conforming and permitted under the overlay district.

However, the proposed amendment would allow non-hotel related uses permitted under the CV-2 land use designation to be developed on the subject property using the development standards under the proposed overlay district instead of the existing commercial development standards that would normally apply. For example, a new restaurant or medical office could be constructed on the subject site using the modified setbacks or modified building height standards of the overlay district that are tailored for a hotel development, and this could result in potential adverse individual and cumulative impacts on coastal resources. Therefore, **Suggested Modification Five (5)** adds clarifying language that the proposed “permitted, conditionally permitted uses that are a component of the hotel development are subject to the custom development standards of the overlay district, and that permitted or conditionally permitted uses that are not a component of the hotel development are subject to all applicable policies and provisions of the certified LCP, including the Commercial Development Standards in LIP Section 3.8.” This will ensure that all other permitted and conditionally permitted uses that are not associated with hotel development cannot be developed with the modified hotel-specific development standards under the overlay district and, therefore, will ensure that new development will not have significant adverse effects, either individually or cumulatively, on coastal resources.

As previously discussed, the City has already approved the coastal development permit for the proposed hotel, which is conditioned to not be effective until certification of the subject LCP amendment. Therefore, Commission staff has had the opportunity to analyze the specifics of the approved development in relation to the development standards proposed in the LCP amendment. Although the individual coastal development permit that the City approved is not a part of this LCP amendment, the Commission must analyze whether the specific development standards proposed in the LIP for the overlay district are adequate to ensure the development is consistent with the policies and provisions of the LUP related to the protection of coastal resources.

As discussed previously, the Commission finds that the proposed intensity of visitor serving commercial development on the property is consistent with the area's character and with the adjacent development and land uses. LIP Section 3.8(A)(5) limits the allowable square footage for commercial development to the maximum Floor Area Ratio (FAR) of 0.15 of the lot area. As part of the proposed development standards for the hotel development, and

discussed in greater detail below, the City has proposed a larger FAR for the subject site than would otherwise be allowed by strict application of Section 3.8(A)(5) of the LIP. The allowable 0.15 FAR for the two parcels (22741 and 22729 PCH) is 7,750.05 square feet. The existing commercial building at 22741 PCH is legally non-conforming with a FAR of 0.46 (15,392 square feet). The FAR standard proposed in the subject LCP amendment request would increase the allowed FAR to a maximum of 0.52 (26,866.84 square feet). Since the approved development would also need to comply with all other resource protection provisions of the LCP, such as scenic resources and setbacks, the proposed deviations from the existing standard of the LCP would not result in any adverse impacts to coastal resources.

Since many of the proposed development standards for visitor serving commercial development reflect the requirements that are currently contained in the LCP but do not reflect all of them, it is important to provide clarification regarding the applicability of standards in order to ensure internal consistency and adequacy in carrying out the policies of the Land Use Plan. Therefore, **Suggested Modification Four (4)** to proposed LIP Section 3.4.6 (E) (Development Standards)) is required to clarify which LCP standard a proposed visitor-serving commercial development standard is intended to replace or supplement, as applicable. All other applicable standards in the certified LCP would apply, such as those related to hazards and geologic stability, public access, land divisions, water quality, and scenic resources.

### **Development Agreement and Public Benefits**

Pursuant to the certified Malibu LCP, increasing the Floor Area Ratio (FAR) beyond what is allowed under the LCP, as in this case, triggers the need for a development agreement to be approved through an LCP amendment certified by the Coastal Commission (LIP Section 3.8(A)(5)). Therefore, the LIP amendment also includes the approval of a Development Agreement between the City and the property owners to allow an increase in allowable floor area ratio (FAR) from 0.15 to 0.52 in conjunction with a payment to the City. As previously mentioned, a maximum floor area ratio (FAR) of 0.15 is permitted under the certified LCP, except that the project FAR may be increased if public benefits and amenities are provided. The project site is included as part of a proposed development subject to a Development Agreement approved under an LCP amendment certified by the Coastal Commission.

California Government Code Sections 65864-65869.5 authorizes any city, county, or city and county, to enter into a development agreement with any person having a legal or equitable interest in real property for the development of property owned by that entity. A development agreement specifies the permitted uses of the property, the density or intensity of use, the maximum height and size of proposed buildings, and provisions for reservation or dedication of land for public purposes. According to Government Code Section 65865.2, the development agreement "...may include conditions, terms, restrictions, and requirements for subsequent discretionary actions, provided that such conditions, terms, restrictions, and requirements for subsequent discretionary actions shall not prevent the development of the land for the uses and to density or intensity of development set forth in the agreement. The agreement may provide that construction shall

be commenced within a specified time and that the project or any phase thereof be completed within a specified time. The agreement may also include terms and conditions relating to applicant financing of necessary public facilities and subsequent reimbursement over time.” Government Code Section 65866 states further that, “[u]nless otherwise provided by the development agreement, rules, regulations, and official policies governing permitted uses of the land, governing density, and governing design, improvement, and construction standards and specifications, applicable to the development of the property subject to a development agreement, shall be those rules, regulations, and official policies in force at the time of execution of the agreement. A development agreement shall not prevent a city, county, or city and county, in subsequent actions applicable to the property, from applying new rules, regulations, and policies which do not conflict with those rules, regulations, and policies applicable to the property as set forth herein, nor shall a development agreement prevent a city, county, or city and county from denying or conditionally approving any subsequent development project application on the basis of such existing or new rules, regulations, and policies.”

However, pursuant to Section 65869, “...[a] development agreement shall not be applicable to any development project located in an area for which a local coastal program is required to be prepared and certified pursuant to the requirements of Division 20 (commencing with Section 30000) of the Public Resources Code, unless: (1) the required local coastal program has been certified as required by such provisions prior to the date on which the development agreement is entered into, or (2) in the event that the required local coastal program has not been certified, the California Coastal Commission approves such development agreement by formal commission action.” Since the City of Malibu has a certified local coastal program, the approval of a development agreement does not require the approval of a coastal development permit by the Commission. Rather, as required by Malibu LIP Section 13.28, development agreements are processed as amendments to the LCP. In this case, the subject LCP amendment request includes the approval of the Sea View Hotel Development Agreement.

The Development Agreement between the City and the property owners sets forth the terms of the agreement regarding the eventual development of the subject site, including allowable uses, development standards, and maximum allowable floor area ratio (FAR). The development agreement also details the applicant’s ability to develop a new hotel with an increased allowable floor area ratio from 0.15 to 0.52 in conjunction with a payment of \$800,000 to the City to be expended as the City Council determines to be an appropriate use.

Although the City has formalized a 0.52 FAR with a payment of \$800,000 to the City through a Development Agreement with the property owners for the subject site, the City has also chosen to effectuate the 0.52 FAR in the required LCP amendment by incorporating the 0.52 FAR as a development standard under the new overlay district. The Development Agreement approved by the City is not incorporated into the proposed LCP amendment language in full. Instead, the proposed new overlay district designation reflects the allowable uses, density, and development standards agreed upon in the Development Agreement.

The proposed overlay district density standard (proposed LIP Section 3.4.5(D)) only requires that pursuant to a Development Agreement between the property owners and the City of Malibu, the allowable FAR is increased from 0.15 to 0.52 if the applicant contributes \$800,000 to be expended as the City Council determines to be an appropriate use. Yet, the proposed language does not specifically require the contribution to be used for public benefits or amenities, as required by LIP Section 3.8(A)(5) (Site Development Criteria). In order to ensure that the public benefits associated with the increased FAR for the subject site are incorporated into the LCP, **Suggested Modification Two (2)** adds clarifying language to proposed LIP Section 3.4.5(D) to require the applicant to contribute \$800,000 to the City to be used for public benefits and amenities.

### **LCP Administration**

Several proposed revisions relate to the administration of the LCP. **Suggested Modifications One (1), Four (4), Six (6), and Seven (7)** include minor modifications to the proposed overlay district amendment language necessary to ensure consistency with the LCP, such as correcting typos, adding the corresponding addresses and assessor parcel numbers (22729 Pacific Coast Highway/APN 4452-022-010 and 22741 Pacific Coast Highway/APN 4452-022-017) to the proposed LIP Section 3.4.6 Sea View Hotel Overlay District text and Sea View Hotel Overlay District Map, and making minor clarifications that further the intent and implementation of the LCP and that avoid ambiguity.

In conclusion, the proposed Sea View Hotel Overlay District and associated development standards in the proposed LIP amendment, as suggested to be modified herein, will accommodate a hotel use, and will do so in a manner that protects coastal resources, ensures internal LCP consistency, and is consistent with the LUP policies. Thus, the Commission finds that only as modified will the proposed LIP amendment conform with and be adequate to carry out the policies of the certified Land Use Plan.

### **D. California Environmental Quality Act**

Section 21080.9 of the California Public Resources Code—within the California Environmental Quality Act (CEQA)—exempts local governments from the requirement of preparing an environmental impact report (EIR) in connection with its activities and approvals necessary for the preparation and adoption of a local coastal program. Instead, the CEQA responsibilities are assigned to the Coastal Commission; however, the Commission's LCP review and approval program has been found by the Resources Agency to be functionally equivalent to the EIR process. Thus, under CEQA Section 21080.5, the Commission is not obligated to prepare an EIR for each LCP action.

Nevertheless, the Commission is required, in approving an LCP submittal, to find that the approval of the proposed LCP, as amended, does conform with CEQA provisions, including the requirement in CEQA section 21080.5(d)(2)(A) that the amended LCP will not be approved or adopted as proposed if there are feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse impact which the activity may have on the environment. 14 C.C.R. §§ 13540(f) and 13555(b).

The City's LCP amendment consists of a Land Use Plan amendment and Local Implementation Plan amendment.

The Land Use Plan amendment has been found to be in conformance with Chapter 3 policies of the Coastal Act. As discussed above, the Local Implementation Plan amendment is not in conformance with and is not adequate to carry out the Land Use Plan as amended. With the incorporation of the suggested modifications, the Local Implementation Plan amendment is in conformity with the Land Use Plan as amended. The suggested modifications minimize or mitigate any potentially significant environmental impacts of the LCP amendment. If modified as suggested, the Commission finds that approval of the LCP amendment will not result in significant adverse environmental impacts within the meaning of the California Environmental Quality Act.

The Commission finds that for the reasons discussed in this report if the LCP amendment is modified as suggested, there are no additional feasible alternatives, feasible alternatives, or feasible mitigation measures available that could substantially reduce any adverse environmental impacts. The Commission further finds that the proposed LCP amendment, if modified as suggested, is consistent with Section 21080.5(d)(2)(A) of the Public Resources Code.



### Hyatt Place Hotel, Half Moon Bay, CA Engineer's Opinion of Probable Cost for Visitor Serving Features

Item No.	Item	Total Quantity	Unit	Unit Cost	Total Cost
<b>Land - Open Space</b>					
1	Land - Farmland Valuation - BOV dated 11/11/23	2.02	Acre	\$12,800.00	\$25,856
<b>Land - Open Space Total</b>					<b>\$25,856</b>
(Note: Purchase price for subject property was \$1,000,000 for 5.02 ac, equal to \$199,203 per acre)					
<b>Site Preparation - Grading</b>					
2	Area between Bike & Walking Paths	49,737	SF	\$2.25	\$111,908
3	Area Retention in 100' Buffer Area	2,667	SF	\$2.25	\$6,001
4	Onsite - Open Space Area - Walking Path	5,852	SF	\$2.25	\$13,167
5	Onsite - Open Space Area - Bike Path	8,220	SF	\$2.25	\$18,495
6	Offsite - South of Open Space Area	1,050	SF	\$2.25	\$2,363
7	Offsite - North of Open Space Area	3,129	SF	\$2.25	\$7,040
<b>Site Preparation - Grading Total</b>					<b>\$158,974</b>
<b>Landscape Open Space</b>					
Includes Planting Native Species, Drip Irrigation, protect wetlands, prep work, as appropriate for each area					
8	Area between Bike & Walking Paths	49,737	SF	\$12.00	\$596,844
9	Area west of Bike Path - Wetlands area	22,877	SF	\$5.00	\$114,385
10	Area Retention in 100' Buffer Area	2,667	SF	\$10.00	\$26,670
<b>Landscape Open Space Total</b>					<b>\$737,899</b>
<b>Bike Path - Class I (10' Wide) 1,240 LF</b>					
11	Onsite - Open Space Area	8,220	SF	\$15.00	\$123,300
12	Offsite - South of Open Space Area	1,050	SF	\$15.00	\$15,750
13	Offsite - North of Open Space Area	3,129	SF	\$15.00	\$46,935
14	Bridge Path Crossing Wetlands	200	SF	\$100.00	\$20,000
<b>Bike Path - Class I (10' Wide) 1,240 LF Total</b>					<b>\$205,985</b>
<b>Fencing - Two Rail Type</b>					
15	Adjacent west of Onsite Bike Path	822	LF	\$52.00	\$42,744
<b>Fencing - Two Rail Type Total</b>					<b>\$42,744</b>
<b>Walk Path - DG (6' Wide) 900 LF</b>					
16	Onsite - Open Space Area	5,852	SF	\$15.00	\$87,780
<b>Walk Path - DG (6' Wide) 900 LF Total</b>					<b>\$87,780</b>
<b>Fencing - Rope Type 900 LF</b>					
17	Adjacent west of Onsite Walking Path	900	LF	\$45.00	\$40,500
<b>Fencing - Rope Type 900 LF Total</b>					<b>\$40,500</b>
<b>Bollards Walking Path 800'@15' spacing</b>					
18	Adjacent to Walking Path	54	EA	\$500.00	\$27,000
<b>Bollards Walking Path 800'@15' spacing Total</b>					<b>\$27,000</b>



**Hyatt Place Hotel, Half Moon Bay, CA**  
**Engineer's Opinion of Probable Cost for Visitor Serving Features**

Item No.	Item	Total Quantity	Unit	Unit Cost	Total Cost
<b>Other Items</b>					
19	Benches -Permanent Park Type	5	EA	\$2,000.00	\$10,000
20	Interpretive Signage	4	EA	\$1,500.00	\$6,000
21	Other Signage	4	EA	\$1,000.00	\$4,000
22	Striping	1	Bulk	\$2,000.00	\$2,000
23	Directional Maps	4	EA	\$2,500.00	\$10,000
24	Bike Rest Stop Station	1	EA	\$5,000.00	\$5,000
25	Irrigation Equipment	1	LS	\$45,000.00	\$45,000
<b>Other Items Total</b>					<b>\$82,000</b>
<b>Soft Costs - 15% of Hard Costs</b>					
26	Consultant fees and Permit Fees (15% of Hard Costs)	1	Fee	\$211,310.66	\$211,311
<b>Soft Costs - 15% of Hard Costs Total</b>					<b>\$211,311</b>

Subtotal	\$1,620,048
10% Contingency	\$162,005
<b>GRAND TOTAL</b>	<b><u>\$1,783,000</u></b>

**NOTES**

1. This Opinion of Probable Cost for Visitor Serving Features is based upon the Project Plans prepared by the project Design Team in August 2023. BKF Engineers makes no warranty, either expressed or implied that the actual quantities and/or costs will not vary from the amounts indicated.
2. Unit prices are generally based on Caltrans Region 4 construction cost data and comparison to other recent bids or estimates.



< BACK

# California Lodging Report

Authored by STR Inc.



PDF

(Date of Publication: September 29, 2023)

**M**onthly and year-to-date changes including state, regional and county hotel occupancy, average daily rate and revenue per available room.

*Report is only available to download for current month's data — don't miss out!*

## MAJOR TAKEAWAYS

- Statewide hotel occupancy averaged 70.4% in August 2023, a 0.5% decrease from August 2022.
- **The state's average daily rate was \$197.37 per night**, up 0.5% year over year and up 11.1% vs. 2019.
- Revenue per available room (RevPAR) was at \$139.03 average, a 0% change from 2022 and 1.7% decrease from 2019.
- U.S. hotel occupancy averaged 66% in August, down 0.3% from 2022 and down 7.1% vs. 2019.
- San Diego county led the state in occupancy at 76.8% occupied for the month of August.
- At the local level, communities that saw the highest average daily rate (ADR) per night included Central Coast (\$271.66) and San Diego County (\$230.29).

Filter by All Regions

State Breakdown

Visit California  
For the month of: August 2023

Exhibit E page 2 of 7

	Current Month - August 2023 vs August 2022												Year to Date - August 2023 vs August 2022										Participation					
	Occ %		ADR		RevPAR		Percent Change from August 2022						Occ %		ADR		RevPAR		Percent Change from YTD 2022						Properties		Rooms	
	2023	2022	2023	2022	2023	2022	Occ	ADR	RevPAR	Room Rev	Room Avail	Room Sold	2023	2022	2023	2022	2023	2022	Occ	ADR	RevPAR	Room Rev	Room Avail	Room Sold	Census	Sample	Census	Sample
United States	66.0	66.2	153.60	150.85	101.35	99.87	-0.3	1.8	1.5	1.8	0.3	-0.0	64.1	63.1	155.19	147.98	99.43	93.34	1.6	4.9	6.5	6.8	0.2	1.8	63810	37335	5639447	4255577
Pacific	71.9	72.4	205.30	205.78	147.54	149.07	-0.8	-0.2	-1.0	-0.5	0.6	-0.2	67.8	67.7	198.16	191.34	134.37	129.62	0.1	3.6	3.7	4.1	0.5	0.6	9543	4811	820105	627565
California	70.4	70.8	197.37	196.49	139.03	139.03	-0.5	0.5	-0.0	1.0	1.0	0.5	68.1	67.9	191.51	185.44	130.50	125.86	0.4	3.3	3.7	4.5	0.8	1.2	6745	3390	568387	436910
Central Coast+	74.7	78.8	271.66	269.68	202.86	212.40	-5.2	0.7	-4.5	-3.8	0.7	-4.5	67.9	70.6	225.76	227.87	153.37	160.96	-3.8	-0.9	-4.7	-4.5	0.3	-3.6	710	315	43127	29157
Central Valley+	65.1	66.6	120.98	118.43	78.79	78.83	-2.1	2.1	-0.0	0.7	0.7	-1.4	62.9	64.8	121.16	117.76	76.26	76.28	-2.8	2.9	-0.0	-1.3	-1.2	-4.0	619	378	42153	32773
Deserts+	49.9	53.2	128.50	130.68	64.09	69.49	-6.2	-1.7	-7.8	-8.1	-0.3	-6.5	62.6	62.7	184.77	178.77	115.66	112.12	-0.2	3.4	3.2	2.5	-0.6	-0.8	385	170	27719	18115
Gold Country+	64.3	67.1	139.47	137.16	89.62	92.08	-4.3	1.7	-2.7	-1.3	1.4	-3.0	66.3	67.2	144.80	137.47	96.01	92.37	-1.3	5.3	3.9	4.6	0.7	-0.7	270	155	22125	17497
High Sierra+	65.8	65.4	197.77	194.77	130.12	127.47	0.5	1.5	2.1	2.5	0.4	0.9	60.7	62.2	201.98	195.55	122.60	121.60	-2.4	3.3	0.8	1.7	0.9	-1.5	272	69	16128	7293
Inland Empire+	64.9	68.2	123.04	125.98	79.80	85.90	-4.9	-2.3	-7.1	-4.8	2.5	-2.5	68.4	70.4	130.82	130.25	89.43	91.69	-2.9	0.4	-2.5	-1.0	1.5	-1.4	421	201	29564	20565
Los Angeles County+	76.6	72.7	211.03	201.82	161.66	146.70	5.4	4.6	10.2	11.1	0.9	6.3	72.7	70.7	200.24	195.45	145.60	138.11	2.9	2.5	5.4	6.4	0.9	3.8	1350	564	114779	86929
North Coast+	66.2	68.6	182.98	186.94	121.21	128.25	-3.5	-2.1	-5.5	-4.7	0.9	-2.6	55.9	61.2	174.34	174.16	97.49	106.51	-8.6	0.1	-8.5	-9.4	-1.0	-9.5	233	64	8669	4167
Orange County+	70.7	70.2	215.00	215.76	152.08	151.51	0.7	-0.4	0.4	1.3	0.9	1.7	71.8	69.4	211.06	203.74	151.51	141.40	3.4	3.6	7.2	6.5	-0.6	2.8	489	286	60690	50814
Shasta Cascade+	66.7	67.0	122.04	125.18	81.42	83.92	-0.5	-2.5	-3.0	-2.8	0.2	-0.3	56.0	62.0	118.38	121.37	66.35	75.22	-9.6	-2.5	-11.8	-11.1	0.8	-8.9	198	75	9597	5957
San Diego County+	76.8	77.5	230.29	229.24	176.78	177.55	-0.9	0.5	-0.4	-0.3	0.1	-0.8	75.7	73.8	215.52	208.05	163.24	153.56	2.6	3.6	6.3	6.1	-0.1	2.5	509	338	64102	53723
SF Bay Area +	69.9	70.8	196.15	202.97	137.10	143.60	-1.2	-3.4	-4.5	-2.8	1.8	0.5	64.5	64.0	197.68	188.16	127.49	120.43	0.8	5.1	5.9	8.9	2.9	3.7	1288	775	129734	109920
Fresno, CA	68.0	63.9	129.37	120.19	87.98	76.85	6.4	7.6	14.5	13.0	-1.3	4.9	62.5	63.4	124.82	118.72	78.01	75.31	-1.5	5.1	3.6	-0.0	-3.5	-4.9	146	84	10574	7915
Redding/Chico, CA	66.8	67.0	123.65	127.62	82.62	85.47	-0.2	-3.1	-3.3	-2.8	0.5	0.3	57.5	63.4	121.68	125.95	69.96	79.92	-9.4	-3.4	-12.5	-10.7	2.0	-7.5	82	52	5652	4428
Napa Valley, CA	68.4	65.4	437.78	467.15	299.59	305.48	4.7	-6.3	-1.9	-1.3	0.6	5.3	61.5	63.5	420.36	441.45	258.50	280.41	-3.2	-4.8	-7.8	-6.7	1.2	-2.0	81	50	5343	4657
Eureka/Crescent City, CA	71.0	73.4	151.00	154.30	107.17	113.33	-3.4	-2.1	-5.4	-6.9	-1.5	-4.8	58.4	62.9	130.85	128.98	76.39	81.17	-7.2	1.4	-5.9	-9.0	-3.3	-10.3	80	30	3658	2106
Palm Springs, CA	45.8	48.0	143.87	148.76	65.93	71.38	-4.5	-3.3	-7.6	-8.1	-0.5	-5.0	63.6	62.0	229.02	225.62	145.68	139.94	2.6	1.5	4.1	3.4	-0.7	1.9	188	84	16929	12192
Newport Beach, CA+	72.2	68.0	397.56	407.10	287.05	276.66	6.2	-2.3	3.8	-0.9	-4.5	1.5	68.8	60.6	344.07	357.98	236.75	217.02	13.5	-3.9	9.1	4.2	-4.5	8.4	19	11	2980	2734
South Lake Tahoe, CA+	60.2	61.3	190.32	193.40	114.54	118.50	-1.8	-1.6	-3.3	-3.4	-0.0	-1.8	54.2	57.2	179.91	177.51	97.45	101.45	-5.2	1.4	-3.9	-2.1	1.9	-3.4	76	19	4901	2372
Sacramento, CA+	62.9	66.2	139.59	136.61	87.73	90.49	-5.1	2.2	-3.1	-1.6	1.5	-3.7	66.5	65.3	149.72	136.98	99.51	89.46	1.8	9.3	11.2	12.1	0.8	2.6	98	70	10459	9407
Santa Monica, CA+	81.9	81.2	434.35	447.56	355.73	363.55	0.8	-3.0	-2.1	-7.2	-5.2	-4.4	76.2	75.0	387.08	406.76	294.90	305.17	1.5	-4.8	-3.4	-8.8	-5.6	-4.2	38	25	3846	3496
West Hollywood, CA+	79.4	71.2	368.33	393.08	292.59	280.04	11.5	-6.3	4.5	4.5	0.0	11.5	71.2	69.7	381.42	406.49	271.39	283.26	2.1	-6.2	-4.2	-3.3	0.9	3.0	20	17	2326	2269
Los Angeles, CA+	78.5	72.1	213.33	198.50	167.53	143.21	8.9	7.5	17.0	19.9	2.5	11.6	73.5	70.5	204.87	199.71	150.60	140.89	4.2	2.6	6.9	9.9	2.8	7.1	349	122	36001	27983
Long Beach, CA+	76.7	75.6	176.26	167.85	135.24	126.96	1.4	5.0	6.5	9.3	2.6	4.1	74.2	73.7	183.76	168.03	136.43	123.76	0.8	9.4	10.2	11.7	1.4	2.2	86	27	6172	4700
Anaheim, CA+	71.1	72.2	215.17	208.25	152.94	150.34	-1.5	3.3	1.7	1.4	-0.3	-1.9	74.0	72.4	232.66	216.47	172.06	156.69	2.2	7.5	9.8	9.0	-0.7	1.4	139	82	21654	18524
Temecula, CA+	65.7	66.2	146.69	152.29	96.32	100.85	-0.8	-3.7	-4.5	-4.5	-0.0	-0.9	71.5	70.3	157.86	163.07	112.92	114.60	1.8	-3.2	-1.5	-0.7	0.8	2.6	23	18	3079	1871
Tulare/Visalia, CA	70.7	72.0	137.68	133.91	97.32	96.47	-1.9	2.8	0.9	0.9	0.0	-1.9	64.2	68.1	132.31	128.79	84.97	87.76	-5.8	2.7	-3.2	-3.2	0.0	-5.8	113	54	5886	3942
Bakersfield, CA	62.7	61.8	106.03	103.89	66.49	64.25	1.4	2.1	3.5	2.5	-0.9	0.5	61.1	61.3	104.78	102.90	64.06	63.10	-0.3	1.8	1.5	0.6	-0.9	-1.2	157	97	10713	8387
Santa Rosa-Sonoma, CA	67.2	69.1	214.66	234.97	144.29	162.25	-2.6	-8.6	-11.1	-9.1	2.2	-0.5	60.2	64.3	216.73	227.75	130.49	146.38	-6.3	-4.8	-10.9	-9.7	1.3	-5.1	125	69	7876	6260
Vallejo-Fairfield-Vacaville, CA	62.1	69.1	112.40	111.12	69.78	76.83	-10.2	1.2	-9.2	-3.3	6.5	-4.4	60.9	64.4	112.48	109.80	68.55	70.74	-5.4	2.4	-3.1	-2.9	0.2	-5.2	64	45	4413	3810
Stockton-Modesto, CA	64.6	68.1	134.64	136.74	87.02	93.17	-5.1	-1.5	-6.6	-4.9	1.8	-3.4	64.5	68.2	136.85	134.87	88.21	92.02	-5.5	1.5	-4.1	-3.8	0.4	-5.2	125	74	8629	6672
Merced-Central, CA	67.6	68.3	167.13	158.97	113.04	108.65	-1.0	5.1	4.0	5.7	1.6	0.5	63.8	65.1	174.85	166.94	111.64	108.72	-2.0	4.7	2.7	2.8	0.1	-1.9	200	61	11173	5328
Oxnard-Ventura, CA	78.5	80.5	199.30	189.80	156.38	152.81	-2.5	5.0	2.3	0.3	-2.0	-4.5	72.7	72.7	177.26	167.58	128.83	121.84	-0.0	5.8	5.7	3.8	-1.9	-1.9	95	49	7726	6124
Pasadena-Glendale-Burbank, CA	76.6	70.6	189.20	180.94	144.93	127.81	8.4	4.6	13.4	15.3	1.7	10.3	73.2	70.2	183.97	174.60	134.74	122.54	4.4	5.4	10.0	12.9	2.7	7.1	88	46	8252	6927
Los Angeles Airport	82.0	78.2	175.15	152.77	143.62	119.52	4.8	14.7	20.2	18.8	-1.2	3.6	78.9	75.5	158.20	149.12	124.77	112.56	4.5	6.1	10.8	9.8	-0.9	3.5	105	54	15283	13154

A blank row indicates insufficient data.

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# Research & Trends

Data That Inspires  
Dialogue

Know Your Traveler

## Overview

### 2022 Travel Impacts



TRAVEL-RELATED SPEND

**\$134.4B**

+3.2% year-over-year



STATE AND LOCAL TAX REVENUE

**\$11.9B**

21.6% year-over-year



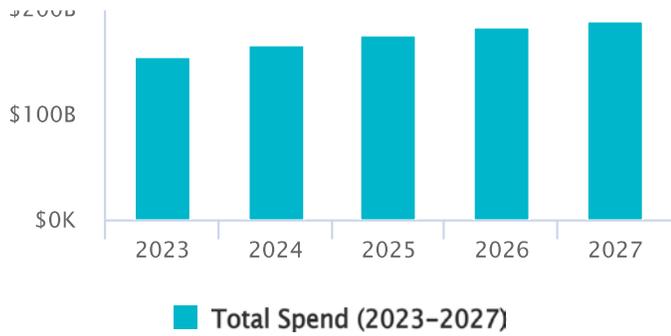
TOTAL EMPLOYMENT

**1.1M**

+13,000 new jobs

[VIEW FULL REPORT >](#)

California Travel Forecast



PERCENT CHANGE OF TRAVEL-RELATED SPENDING

DOMESTIC

12.0%

INTERNATIONAL

38.0%

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California Lodging Report

CALIFORNIA HOTEL OCCUPANCY



CALIFORNIA AVERAGE DAILY RATE

\$197.37

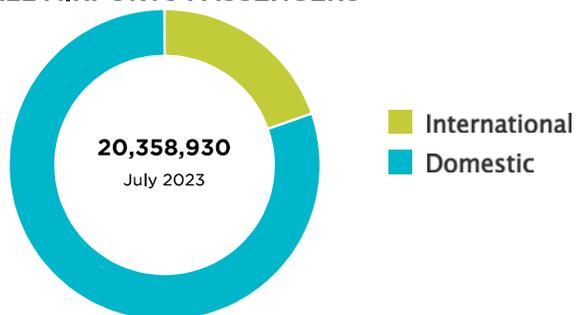
August 2023

## California Airport Passenger Traffic

### AIRPORT PASSENGER TRAFFIC BY MONTH



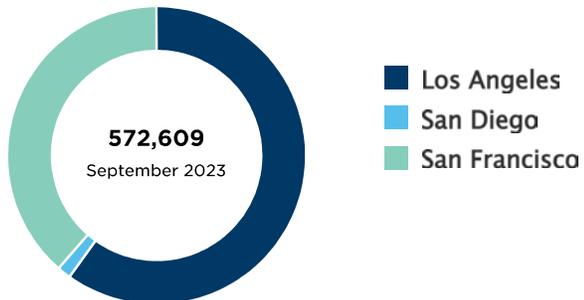
### ALL AIRPORTS PASSENGERS



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## Overseas Arrivals and Mexico

### ARRIVALS AT CALIFORNIA PORTS OF ENTRY



VISITORS CITING CALIFORNIA AS FIRST INTENDED ADDRESS

485,658

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Additional Reports

Monthly Travel Indicators Summary - September 2023

*Date Published: November 2023*

[VIEW REPORT >](#)

California Regional Lodging Forecast (Sept update)

*Date Published: October 2023*

[VIEW REPORT >](#)

California Regional Lodging Forecast (May update)

*Date Published: June 2023*

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*Date Published: February 2023*

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*David Cline*  
Real Estate Agent  
DRE# 009494707

*Coldwell Banker Realty*  
225 S. Cabrillo Hwy, Suite 105B  
Half Moon Bay, CA 94019

---

November 11, 2023

Jill Ekas  
Community Development Director  
City of Half Moon Bay, CA 94019

Hyatt Place Project, State Clearinghouse No. 2018032059, City File Number: PDP 072-13

**Re: Broker Opinion of Value (BOV) for Subject 5.02-Acre Property at South Main St. and Hwy 1**

Dear Jill,

This Broker Opinion of Value (BOV) has been prepared to determine the farmland value per acre as non-irrigated cropland for the subject vacant property.

The land is located at the South end of Main Street and Highway 1 in Half Moon Bay, CA. The property is a 5.02-acre parcel, APN 065-012-030. **(Figure 1-1: Parcel Map)**

I am a Real Estate Agent at Coldwell Banker in Half Moon Bay with more than 30 years of progressive experience in land development and management including environmental guidelines, demographics, and infrastructure analyses concentrated on the Coast and the selling of numerous rural properties in San Mateo County. I have expertise in transactions involving both large and small farmland properties and in working with Peninsula Open Space Trust (POST) and Midpeninsula Regional Open Space. Often these properties are purchased to preserve Open Space and continue with farmland operations.

#### **Data Regarding Subject 5.02-Acre Property**

- The property is vacant and is in the City limits of Half Moon Bay.
- The Site forms the southern perimeter of the Town Center **(Figure 2-1: Land Use Map, LCLUP)**
- The Land Use designation under the LCLUP is Commercial General (C-G).
- This Subject Property was last purchased in 2012 for \$1,000,000 or \$199,203 per acre.
- Prior to 2012 this property at times was dry farmed, non-irrigated, as a hay crop.
- The property is proposed for development. A Phasing Map **(Figure 1-2: Phasing Map)** shows the 5.02-acre site includes 2.02 acres as Open Space and development of the remaining 3.0 acres.

#### **Appraiser's assessing questions regarding the Subject 5.02-Acre Property**

1. Is this a small property that links two larger properties? (Such type of properties can carry a higher value if creating pathways for access between properties that connects areas such as open space, lands for grazing or farming). *(No)*
2. Is this property owned by a famous person that may create additional value as farmland? *(No)*
3. Is the value of the property enhanced based on views, trees, proximity to the ocean or location that would benefit the site being utilized as farmland? *(No)*.
4. Is there water available to the property that allows for irrigated-cropland farming? *(No)*
5. Is the property dry farmed, non-irrigated, dependent on natural rainfall to sustain a crop? *(Yes)*
6. Is there easy access for movement of equipment to the property for farming purposes? *(No)*
7. Is the property practical to farm based on the location, size, and the type of farming? *(No)*

### Appraiser’s Evaluation of 5.02-Acre Property

The subject property, a 5.02-acre parcel, is bordered by Hwy 1, Main St., and an auto dealership. Access to the site is only available from Main Street through on-street parking. When the site was farmed over 10 years ago, farm equipment was required to be moved on and off site for prepping, planting seed, harvesting, windrowing, drying, and bailing for hay. Obtaining a crop was based on natural rainfall as the property is not served by a water supply. The location, size of the property, and non-irrigated farming practices make the site difficult to be considered economically viable. **(Figure 1-3: Aerial View).**

**Terms and Definitions as stated in the USDA Land Value Summary August 2023 are as follows:**

- Farm real estate value:** *The value at which all land and buildings used for agricultural production, including dwellings, could be sold under current market conditions, if allowed to remain on the market for a reasonable amount of time*
- Irrigated cropland value:** *The value of cropland that normally receives or has the potential to receive water by artificial means to supplement natural rainfall. Irrigated cropland may consist of both land that will or will not be irrigated during the current year, but still has the facilities and equipment to do so. Irrigation facilities and equipment such as wells, pumps, canals, ditches, reservoirs, lakes, tanks, ponds, rivers, streams or creeks are usually present or on nearby acres.*
- Non-irrigated cropland value:** *The value of cropland that only receives water by natural rainfall.*

### Comparable Farmland Property Values

The USDA Data, AcreValue Report and Comparable Sales were utilized in determining Farmland Values.

- United States Department of Agriculture (USDA), National Agriculture Statistics Services, Land Values 2023 Summary, provides Agriculture Land Values for the United States. **(Figure 3-1: USDA Land Values 2023 Summary Report).**
  - Page 16, for the State of California, **Non-Irrigated Cropland Value is \$7,000 per acre.**
- AcreValue Market Report. A service that provides farmers, land professionals, and landowners to research agricultural land. **(Figure 3-2: AcreValue Market Report Q1 2022)**
  - California Land Trends: Q1 2022, page 4, provides an average value in the coastal region of **\$13,999 per acre Combined Value for Cropland Irrigated and Non-Irrigated.**
- Properties sold on the coast considered similar type of lands.
  - Comparable Sale (1) to Triple D Albuquerque LLC **(Figure: 3-3 Comp)**
    - 081-080-020 Assessor Parcel Number
    - San Gregorio Rancho Location
    - Non-Irrigated / Agricultural Type / Land Use
    - Deeney William P Jr Previous Owner
    - 4/21/23 Close of Escrow
    - \$3,000,000 Sales Price
    - 549.35 Acreage Size
    - **\$5,461 Price per Acre**
  - Comparable (2) Sale to Peninsula Open Space **(Figure: 3-4 Comp)**
    - 065-210-240 Assessor Parcel Number
    - Half Moon Bay Location
    - Irrigated / Agricultural Type / Land Use
    - Towne Pacific HMB LLC Previous Owner
    - 8/4/99 Close of Escrow
    - \$2,600,000 Sales Price
    - 173.98 Acreage Size
    - **\$14,944 Price per Acre**

### Analysis of USDA Data, AcreValue Market Report and Comparable Sales

**Comparable Sale 1** is a non-irrigated property that could be used for cropland and or pasture, grazing, and grassland. The sales price reflects a value of \$5,461 per acre. **Comparable Sale 2** is an irrigated cropland property located just southeast of the subject 5.02-acre parcel. The property is unencumbered for farming purposes with easy access from Higgins Canyon Road. The sale price reflects a value of \$14,944 per acre. Both comparables fall in line with the Land Values shown in the **USDA Land Value Summary August 2023 Report**, showing California non-irrigated cropland of \$7,000 per acre and irrigated cropland of \$18,600 per acre. In addition, the **AcreValue Market Report** for this coastal area shows an average sales price of \$13,999 per acre which represents a combined value made up of 80% irrigated cropland and 20% non-irrigated. The data from these sources provides similar results in estimating land values for both irrigated and non-irrigated cropland.

There are many variables in estimating land values from size, shape, type, location, soils, climate, and other factors. Based on the characteristics of the subject property and in consideration of the data provided herein, the value of the property falls between the USDA figures of \$7,000 for non-irrigated cropland and \$18,600 for irrigated cropland.

### *The Broker Opinion of Value for the Subject 5.02-Acres*

*Is \$ 12,800 Value Per Acre for use in agricultural production as non-irrigated cropland.*

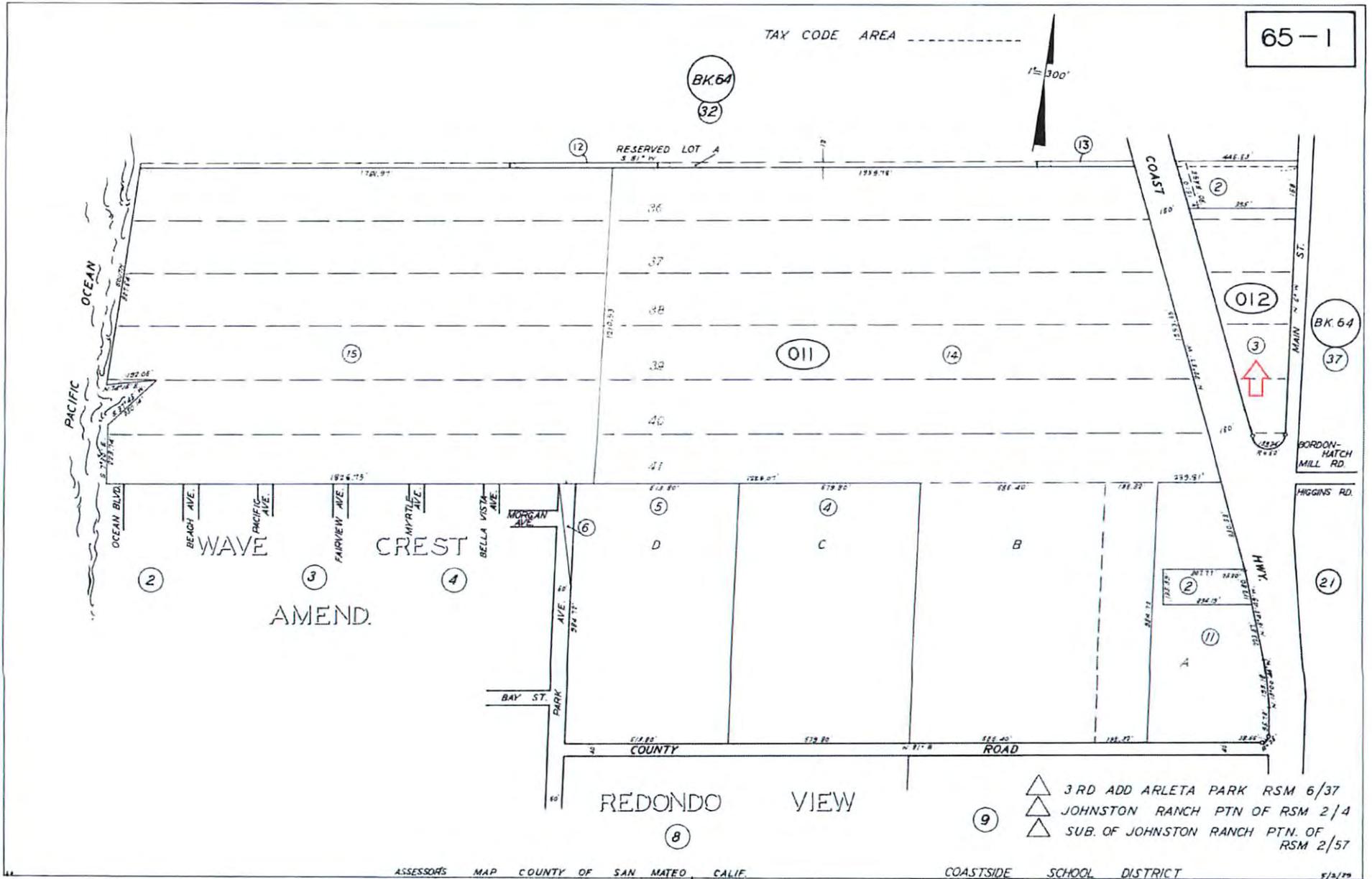
Sincerely,



David Cline, Agent  
Coldwell Banker Realty - HMB  
225 S. Cabrillo Hwy, Suite 105B  
Half Moon Bay, CA 94019  
CalRE#: 00949707  
m 650 619-3369; o 650-726-1100

11123 152p

Exhibit F page 4 of 45  
**Figure 1-1: Parcel Map**



# Figure 1-2: Phasing Map



1000 BRANNAN STREET  
SUITE 404  
SAN FRANCISCO, CA 94103  
T 415.371.1400  
F 415.371.1401  
www.axisgf.com

PROJECT NAME

**HYATT PLACE  
HALF MOON BAY**

1191 MAIN ST.  
HALF MOON BAY, CA  
94019

OWNER NAME

**RGJC SOUTH, LLC**

HALF MOON BAY, CA 94019

**NOT FOR  
CONSTRUCTION**

DATE ISSUES & REVISIONS

2023-08-14 PLANNING REVIEW REVISION

SCALE AS SHOWN

PROJECT NUMBER 21.010

DESCRIPTION  
CONCEPTUAL PHASING  
PLAN

SHEET NUMBER

**G0.01**

ALL CHANGES AND WRITTEN MATERIAL APPEARING

## PROPOSED PHASING PLAN

- 1). OBTAIN NECESSARY APPROVALS
  - HOTEL SITE
  - LOT LINE ADJUSTMENT ADDING LAND TO AUTO DEALERSHIP
  - PARCEL MAP CREATING 4 LOTS NORTH OF SEYMOUR ST.
- 2). BUILD HOTEL (18-24 MONTHS FOLLOWING APPROVALS)
  - INCLUDES BIKE PATH, WALKING PATH, BIOSWALES, BUFFER ZONE
- 3). LAND ADDED TO DEALERSHIP (ADDITIONAL 2 MONTHS)
  - SURFACE IMPROVEMENTS TO PARK VEHICLES
- 4). LAND NORTH OF SEYMOUR (ADDITIONAL 12 MONTHS)
  - DEVELOP LOT 1 WITH FOUR - AFFORDABLE HOUSING UNITS. EACH UNIT CONSISTING OF 1 AND/OR 2 BEDROOMS. (AFFORDABLE HOUSING UNITS TO BE LOW INCOME HOUSING FOR INCOMES RANGING BETWEEN 50%-80% OF MEDIAN INCOME LEVELS BASED ON SAN MATEO COUNTY YEARLY INCOME & RENT LIMITS. THIS AFFORDABLE HOUSING IS BEING DEVELOPED FOR EMPLOYEES OF JAMES FORD AND/OR THE PROPOSED HOTEL AS FIRST PRIORITY.
  - MAINTAIN USING LOTS 2, 3, AND 4 AS PARKING FOR THE AUTO DEALERSHIP THAT EVENTUALLY WILL BE DEVELOPED AS MARKET RATE HOUSING IN THE FUTURE.

## PROPERTY DIVISION

	88,296	SF	2.02	ACRES	OPEN SPACE (A) WITH WETLAND CONSERVATION EASEMENT
	111,026	SF	2.55	ACRES	HOTEL LOCATION (B)
	19,730	SF	0.45	ACRES	ADD LAND TO AUTO DEALERSHIP (C)
APN 065-012-030	219,052	SF	5.02	ACRES	EXISTING VACANT PARCEL (A, B & C)
(PARCEL 1) APN 065-012-020	65,377	SF	1.50	ACRES	EXISTING AUTO DEALERSHIP (SOUTH OF SEYMOUR ST.) PARCEL 1 (D)
	+19,730	SF	0.45	ACRES	ADD LAND TO AUTO DEALERSHIP (C) WITH THE LOT LINE ADJ.
	85,107	SF	1.95	ACRES	AFTER LOT LINE ADJUSTMENT IS NEW PARCEL 1 (C+D)
(PARCEL 2) APN 065-012-020	+ 5,303	SF	0.12	ACRES	PARCEL 2 (D) 12' STRIP SOUTH SIDE OF SEYMOUR ST.
	90,410	SF	2.07	ACRES	TOTAL FOR AUTO DEALERSHIP (C+D ON SOUTH OF SEYMOUR ST.)
APN 064-352-150	+50,280	SF	1.15	ACRES	EXISTING AUTO DEALERSHIP (NORTH OF SEYMOUR ST.) (E)
	140,690	SF	3.22	ACRES	TOTAL AUTO DEALERSHIP (C, D & E)
	-50,280	SF	1.15	ACRES	CREATE 4 LOTS (NORTH OF SEYMOUR ST.) (E)
	90,410	SF	2.07	ACRES	AUTO DEALERSHIP (C&D) AFTER DEVELOPING NORTH OF SEYMOUR ST. (E)

082223 1201A

## PROPOSED LOTS NORTH OF SEYMOUR ST.

10,158 SF	0.23	ACRES	LOT 1
10,158 SF	0.23	ACRES	LOT 2
10,159 SF	0.23	ACRES	LOT 3
19,805 SF	0.45	ACRES	LOT 4 (INCL 7,297SF CONSERVATION EASEMENT)
50,280 SF	1.15	ACRES	TOTAL (E) APN 064-352-150

082223 1201A

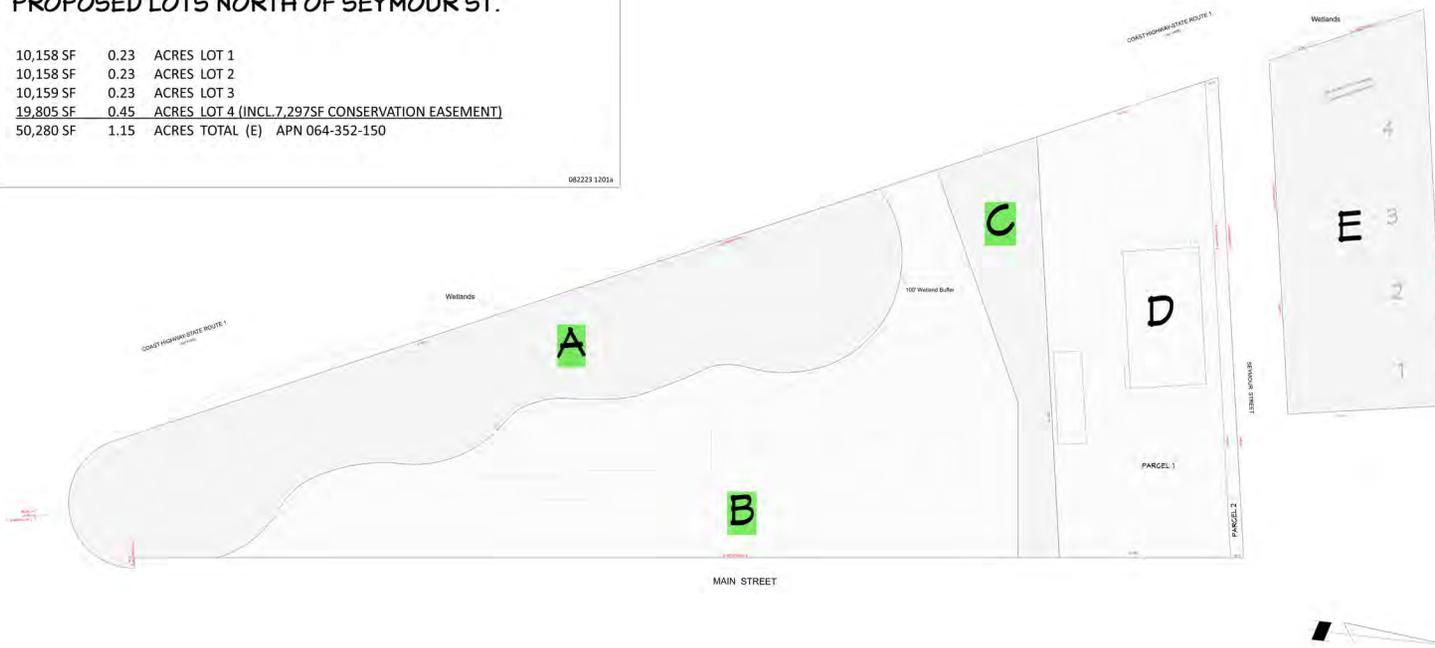
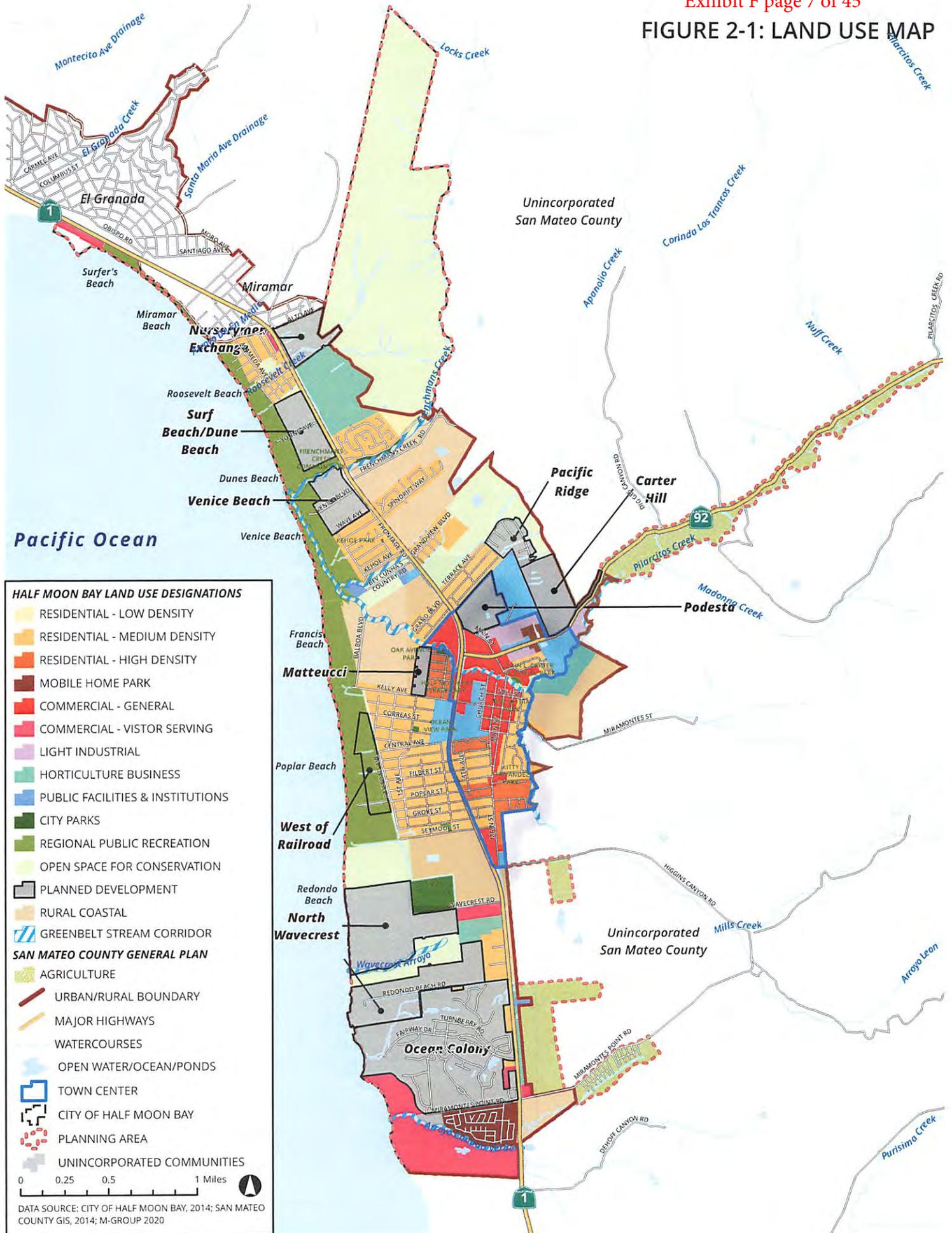


Figure 1-3: Aerial Map



FIGURE 2-1: LAND USE MAP





United States  
Department of  
Agriculture

National  
Agricultural  
Statistics  
Service



ISSN: 1949-1867

# Land Values 2023 Summary

## August 2023

# USDA



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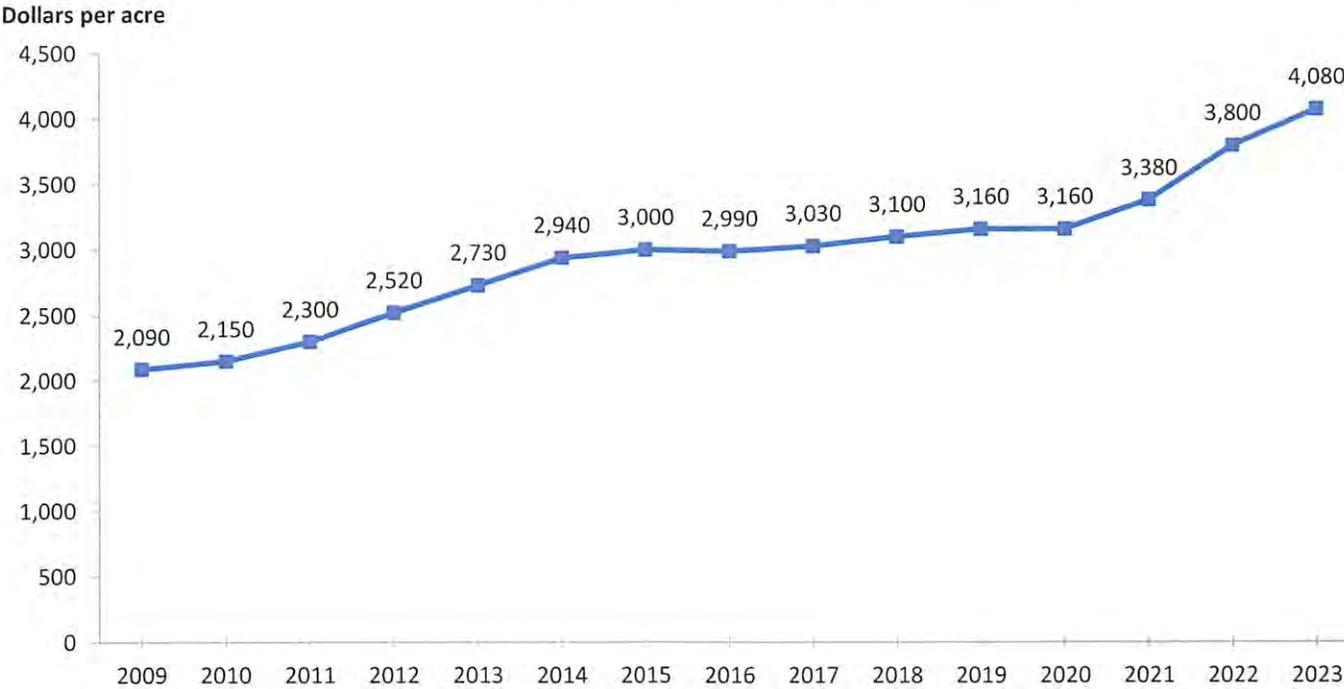
**Update Alert – August 8, 2023**

Irrigated Cropland Average Value per Acre in Arizona for 2023 on page 16 was updated. The updated estimate was published to the QuickStats database on August 8, 2023.

**Agricultural Land Values Highlights**

The United States farm real estate value, a measurement of the value of all land and buildings on farms, averaged \$4,080 per acre for 2023, up \$280 per acre (7.4 percent) from 2022. The United States cropland value averaged \$5,460 per acre, an increase of \$410 per acre (8.1 percent) from the previous year. The United States pasture value averaged \$1,760 per acre, an increase of \$110 per acre (6.7 percent) from 2022.

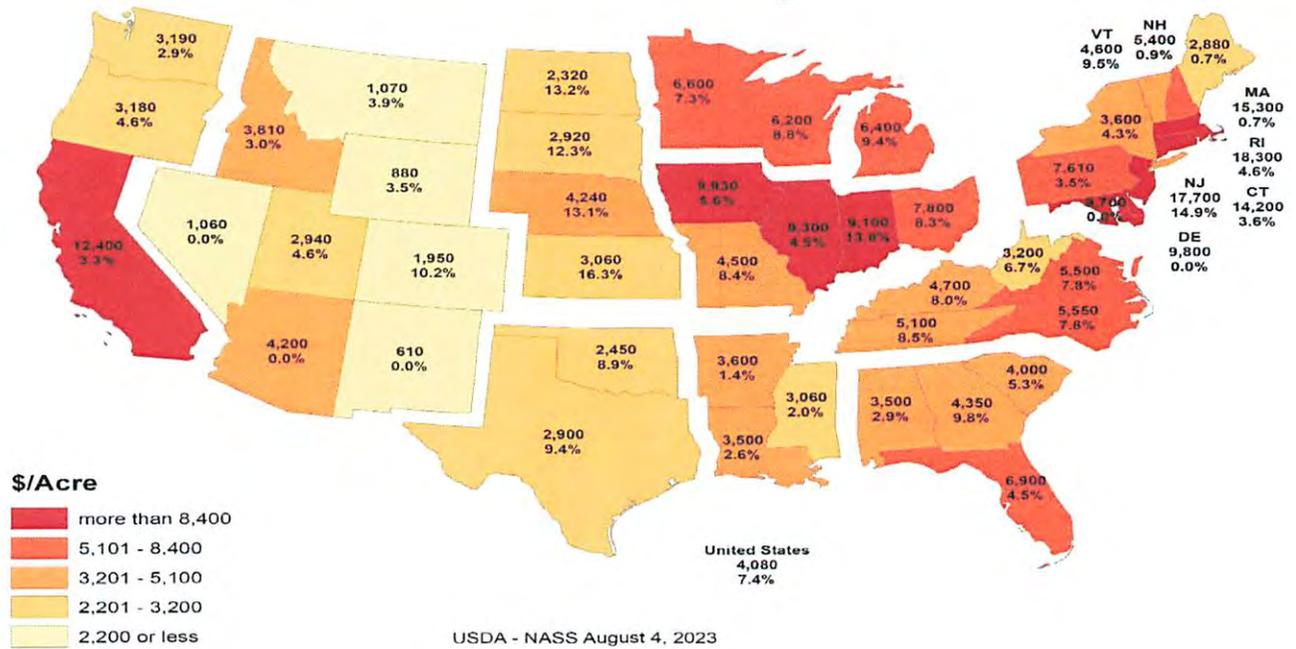
### Average Farm Real Estate Value – United States: 2009-2023



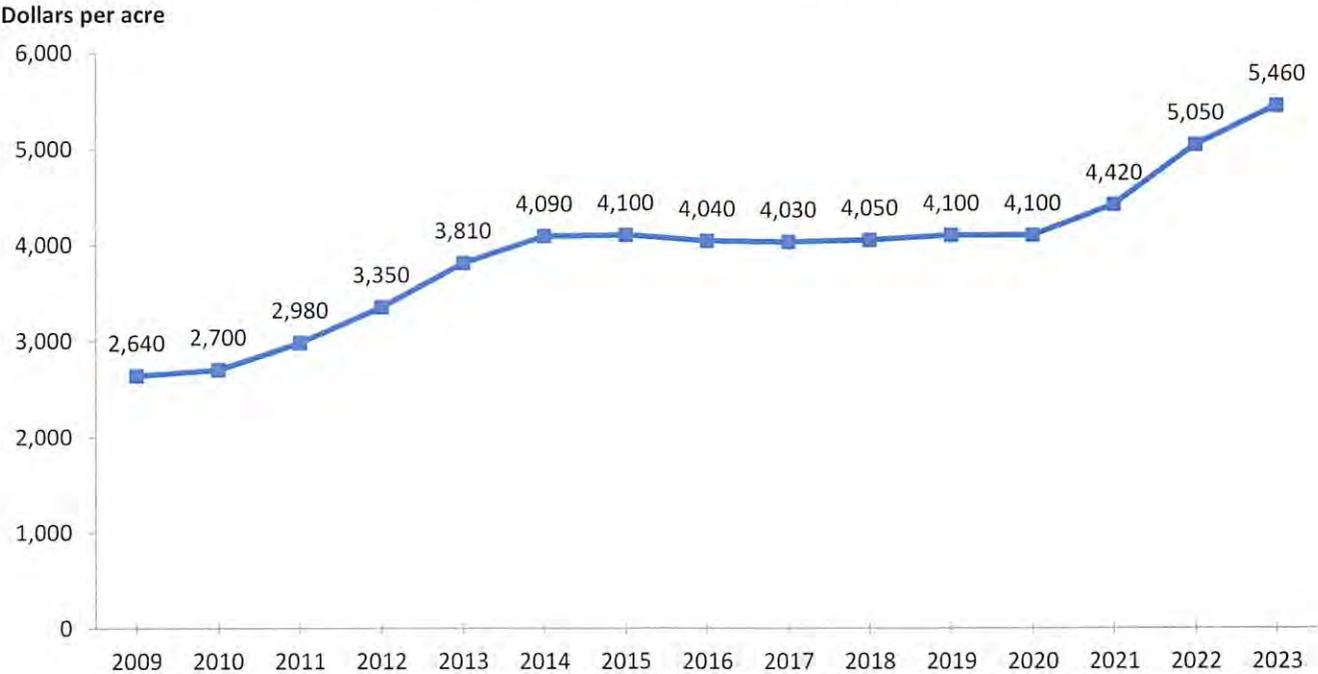
USDA - NASS  
August 4, 2023

## 2023 Farm Real Estate Value by State

Dollars per Acre and Percent Change from 2022

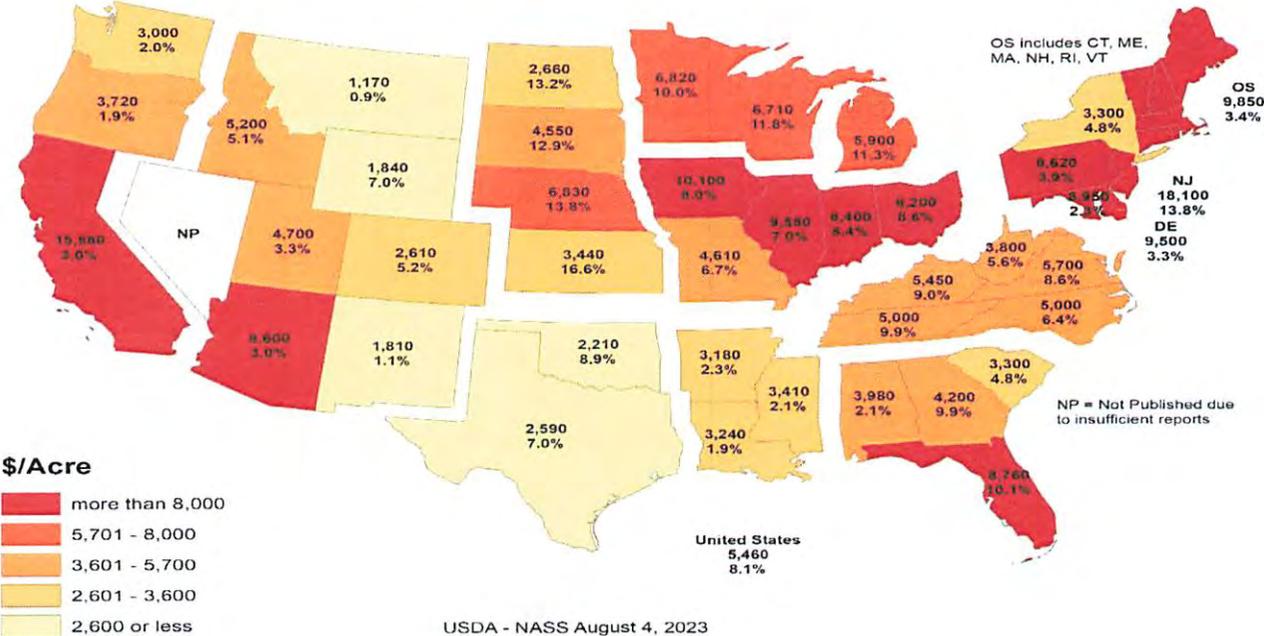


### Average Cropland Value – United States: 2009-2023

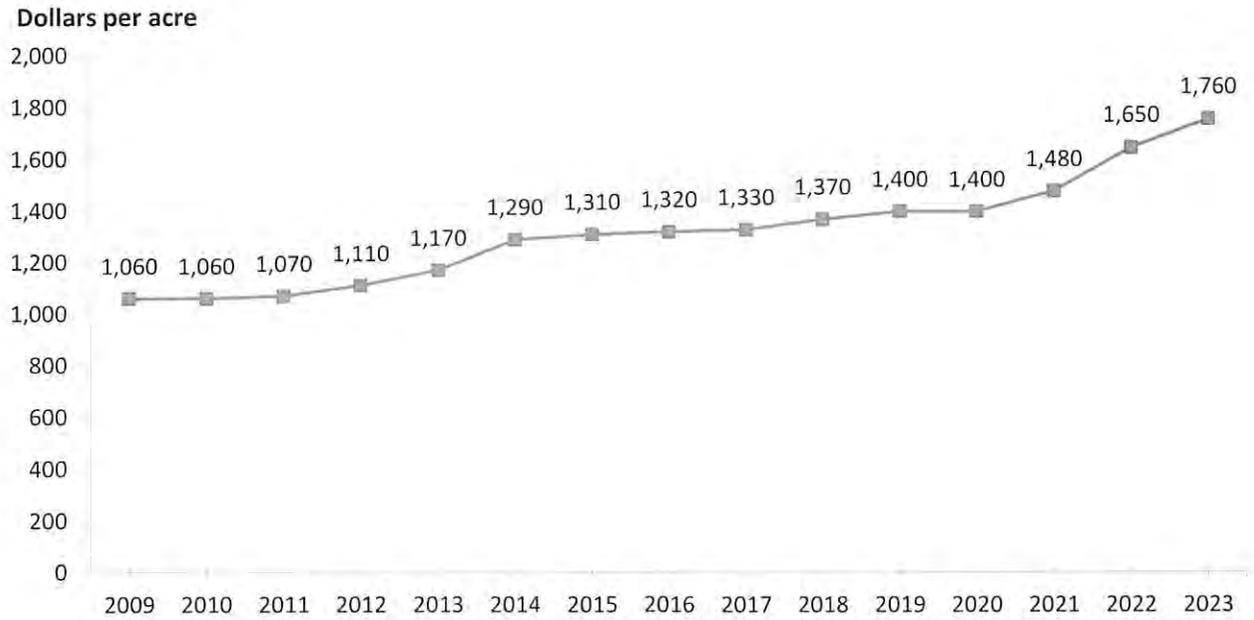


USDA - NASS  
August 4, 2023

### 2023 Cropland Value by State Dollars per Acre and Percent Change from 2022

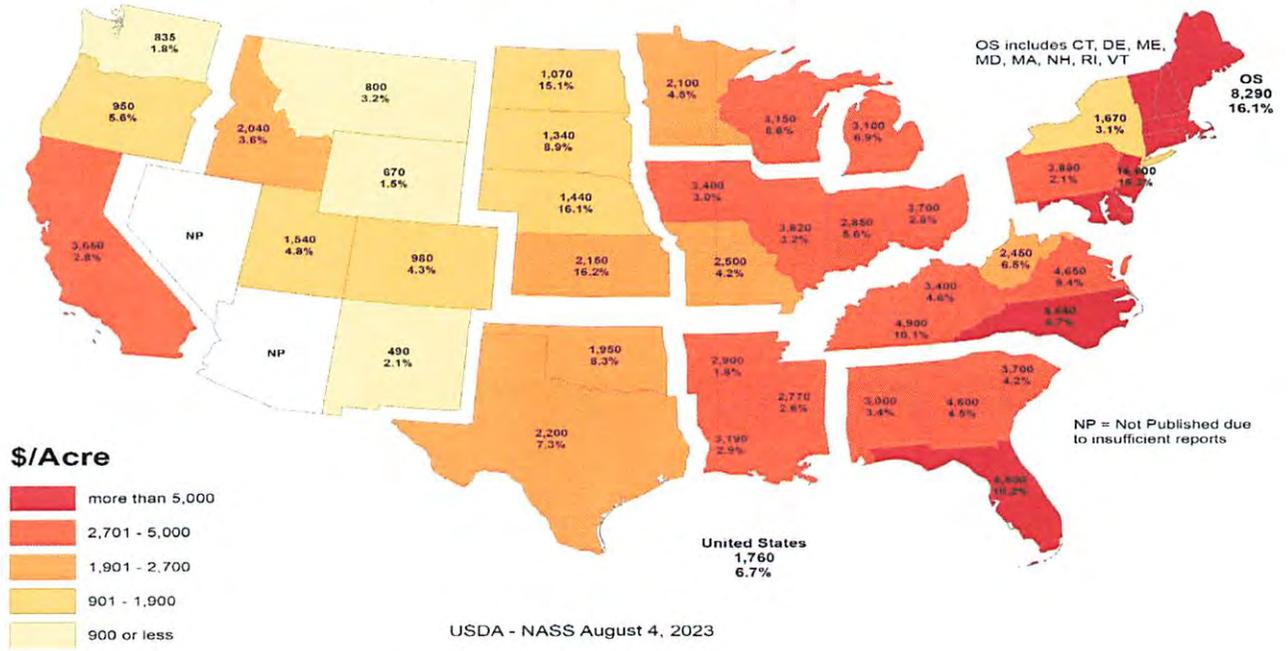


## Average Pasture Value – United States: 2009-2023



USDA - NASS  
August 4, 2023

### 2023 Pasture Value by State Dollars per Acre and Percent Change from 2022



## Farm Real Estate Average Value per Acre – Regions, States, and United States: 2019-2023

Region and State	2019	2020	2021	2022	2023	Change 2022-2023
	(dollars)	(dollars)	(dollars)	(dollars)	(dollars)	(percent)
Northeast .....	5,690	5,710	6,000	6,490	6,740	3.9
Connecticut .....	12,200	12,000	12,500	13,700	14,200	3.6
Delaware .....	8,950	8,950	9,300	9,800	9,800	-
Maine .....	2,410	2,490	2,600	2,860	2,880	0.7
Maryland .....	8,060	8,080	8,670	9,700	9,700	-
Massachusetts .....	11,100	11,300	13,700	15,200	15,300	0.7
New Hampshire .....	4,980	5,000	5,050	5,350	5,400	0.9
New Jersey .....	13,500	13,600	14,400	15,400	17,700	14.9
New York .....	3,250	3,150	3,270	3,450	3,600	4.3
Pennsylvania .....	6,470	6,600	6,800	7,350	7,610	3.5
Rhode Island .....	15,600	16,000	16,400	17,500	18,300	4.6
Vermont .....	3,630	3,550	3,900	4,200	4,600	9.5
Lake States .....	4,900	4,860	5,240	5,960	6,450	8.2
Michigan .....	4,960	4,950	5,300	5,850	6,400	9.4
Minnesota .....	4,840	4,840	5,240	6,150	6,600	7.3
Wisconsin .....	4,950	4,850	5,190	5,700	6,200	8.8
Corn Belt .....	6,100	6,110	6,580	7,560	8,100	7.1
Illinois .....	7,280	7,400	7,900	8,900	9,300	4.5
Indiana .....	6,580	6,600	7,100	8,000	9,100	13.8
Iowa .....	7,190	7,070	7,740	9,400	9,930	5.6
Missouri .....	3,400	3,400	3,700	4,150	4,500	8.4
Ohio .....	6,290	6,350	6,600	7,200	7,800	8.3
Northern Plains .....	2,170	2,120	2,320	2,780	3,160	13.7
Kansas .....	1,960	1,900	2,100	2,630	3,060	16.3
Nebraska .....	2,850	2,790	3,100	3,750	4,240	13.1
North Dakota .....	1,740	1,720	1,820	2,050	2,320	13.2
South Dakota .....	2,070	2,010	2,190	2,600	2,920	12.3
Appalachian .....	4,080	4,140	4,240	4,620	4,980	7.8
Kentucky .....	3,820	3,920	4,000	4,350	4,700	8.0
North Carolina .....	4,680	4,670	4,750	5,150	5,550	7.8
Tennessee .....	3,990	4,100	4,260	4,700	5,100	8.5
Virginia .....	4,650	4,620	4,700	5,100	5,500	7.8
West Virginia .....	2,680	2,700	2,770	3,000	3,200	6.7

See footnote(s) at end of table.

--continued

**Farm Real Estate Average Value per Acre – Regions, States, and United States: 2019-2023** (continued)

Region and State	2019	2020	2021	2022	2023	Change 2022-2023
	(dollars)	(dollars)	(dollars)	(dollars)	(dollars)	(percent)
Southeast .....	4,090	4,120	4,230	4,580	4,840	5.7
Alabama .....	3,100	3,150	3,200	3,400	3,500	2.9
Florida .....	5,950	5,900	6,020	6,600	6,900	4.5
Georgia .....	3,470	3,500	3,670	3,960	4,350	9.8
South Carolina .....	3,400	3,500	3,600	3,800	4,000	5.3
Delta States .....	3,100	3,130	3,180	3,340	3,400	1.8
Arkansas .....	3,320	3,350	3,390	3,550	3,600	1.4
Louisiana .....	3,120	3,160	3,220	3,410	3,500	2.6
Mississippi .....	2,800	2,820	2,860	3,000	3,060	2.0
Southern Plains .....	2,070	2,110	2,300	2,560	2,800	9.4
Oklahoma .....	1,870	1,890	2,020	2,250	2,450	8.9
Texas .....	2,120	2,170	2,380	2,650	2,900	9.4
Mountain .....	1,220	1,240	1,280	1,390	1,450	4.3
Arizona <sup>1</sup> .....	3,800	3,850	3,900	4,200	4,200	-
Colorado .....	1,570	1,590	1,610	1,770	1,950	10.2
Idaho .....	3,000	3,110	3,350	3,700	3,810	3.0
Montana .....	915	915	930	1,030	1,070	3.9
Nevada <sup>1</sup> .....	1,020	1,000	1,010	1,060	1,060	-
New Mexico <sup>1</sup> .....	570	575	600	610	610	-
Utah <sup>1</sup> .....	2,420	2,450	2,620	2,810	2,940	4.6
Wyoming .....	740	750	790	850	880	3.5
Pacific .....	5,900	5,910	6,420	7,040	7,270	3.3
California .....	10,000	10,000	10,900	12,000	12,400	3.3
Oregon .....	2,500	2,530	2,790	3,040	3,180	4.6
Washington .....	2,820	2,760	2,900	3,100	3,190	2.9
United States <sup>2</sup> .....	3,160	3,160	3,380	3,800	4,080	7.4

- Represents zero.

<sup>1</sup> Excludes American Indian Reservation land.

<sup>2</sup> Excludes Alaska and Hawaii.

## Cropland Average Value per Acre – Regions, States, and United States: 2019-2023

Region and State	2019	2020	2021	2022	2023	Change 2022-2023
	(dollars)	(dollars)	(dollars)	(dollars)	(dollars)	(percent)
Northeast .....	6,040	6,070	6,490	7,060	7,380	4.5
Delaware .....	8,600	8,600	8,600	9,200	9,500	3.3
Maryland .....	7,370	7,380	7,960	8,750	8,950	2.3
New Jersey .....	13,700	13,800	14,800	15,900	18,100	13.8
New York .....	2,810	2,800	2,910	3,150	3,300	4.8
Pennsylvania .....	7,030	7,100	7,600	8,300	8,620	3.9
Other States <sup>1</sup> .....	7,900	7,900	8,770	9,530	9,850	3.4
Lake States .....	4,760	4,730	5,160	5,970	6,620	10.9
Michigan .....	4,500	4,480	4,700	5,300	5,900	11.3
Minnesota .....	4,810	4,800	5,270	6,200	6,820	10.0
Wisconsin .....	4,850	4,770	5,280	6,000	6,710	11.8
Corn Belt .....	6,360	6,350	6,880	7,930	8,540	7.7
Illinois .....	7,300	7,300	7,900	8,950	9,580	7.0
Indiana .....	6,210	6,210	6,800	7,750	8,400	8.4
Iowa .....	7,260	7,170	7,810	9,350	10,100	8.0
Missouri .....	3,490	3,530	3,810	4,320	4,610	6.7
Ohio .....	6,400	6,460	6,800	7,550	8,200	8.6
Northern Plains .....	2,790	2,740	3,070	3,680	4,200	14.1
Kansas .....	2,160	2,080	2,370	2,950	3,440	16.6
Nebraska .....	4,390	4,360	4,960	6,000	6,830	13.8
North Dakota .....	1,920	1,930	2,060	2,350	2,660	13.2
South Dakota .....	3,130	3,030	3,390	4,030	4,550	12.9
Appalachian .....	4,190	4,240	4,350	4,790	5,190	8.4
Kentucky .....	4,300	4,400	4,510	5,000	5,450	9.0
North Carolina .....	4,180	4,180	4,290	4,700	5,000	6.4
Tennessee .....	3,910	3,990	4,130	4,550	5,000	9.9
Virginia .....	4,720	4,680	4,790	5,250	5,700	8.6
West Virginia .....	3,280	3,270	3,330	3,600	3,800	5.6

See footnote(s) at end of table.

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**Cropland Average Value per Acre – Regions, States, and United States: 2019-2023 (continued)**

Region and State	2019	2020	2021	2022	2023	Change 2022-2023
	(dollars)	(dollars)	(dollars)	(dollars)	(dollars)	(percent)
Southeast .....	4,120	4,180	4,290	4,690	5,060	7.9
Alabama .....	3,430	3,500	3,550	3,900	3,980	2.1
Florida .....	7,190	7,190	7,300	7,960	8,760	10.1
Georgia .....	3,210	3,320	3,480	3,820	4,200	9.9
South Carolina .....	2,830	2,830	2,900	3,150	3,300	4.8
Delta States .....	2,920	2,960	3,010	3,190	3,260	2.2
Arkansas .....	2,850	2,880	2,930	3,110	3,180	2.3
Louisiana .....	2,880	2,930	2,980	3,180	3,240	1.9
Mississippi .....	3,080	3,100	3,150	3,340	3,410	2.1
Southern Plains .....	1,860	1,930	2,050	2,310	2,480	7.4
Oklahoma .....	1,670	1,690	1,810	2,030	2,210	8.9
Texas .....	1,930	2,030	2,150	2,420	2,590	7.0
Mountain .....	1,980	2,010	2,100	2,320	2,410	3.9
Arizona <sup>2</sup> .....	7,600	7,650	7,700	8,350	8,600	3.0
Colorado .....	2,160	2,200	2,240	2,480	2,610	5.2
Idaho .....	3,930	4,070	4,450	4,950	5,200	5.1
Montana .....	1,040	1,030	1,050	1,160	1,170	0.9
Nevada <sup>2</sup> .....	(D)	(D)	(D)	(D)	(D)	(X)
New Mexico <sup>2</sup> .....	1,550	1,600	1,660	1,790	1,810	1.1
Utah <sup>2</sup> .....	3,970	4,040	4,190	4,550	4,700	3.3
Wyoming .....	1,520	1,540	1,600	1,720	1,840	7.0
Pacific .....	7,190	7,240	7,740	8,580	8,800	2.6
California .....	12,830	12,900	13,860	15,410	15,880	3.0
Oregon .....	3,080	3,120	3,310	3,650	3,720	1.9
Washington .....	2,630	2,610	2,700	2,940	3,000	2.0
United States <sup>3</sup> .....	4,100	4,100	4,420	5,050	5,460	8.1

(D) Withheld to avoid disclosing data for individual operations.

(X) Not applicable.

<sup>1</sup> Includes: Connecticut, Maine, Massachusetts, New Hampshire, Rhode Island, and Vermont.

<sup>2</sup> Excludes American Indian Reservation land.

<sup>3</sup> Excludes Alaska and Hawaii.

**Irrigated and Non-Irrigated Cropland Average Value per Acre – States: 2019-2023**

[Only states with significant irrigated acreage appear in this table]

Region, State, and Land type	2019	2020	2021	2022	2023	Change 2022-2023
	(dollars)	(dollars)	(dollars)	(dollars)	(dollars)	(percent)
<b>Corn Belt</b>						
Missouri, all cropland .....	3,490	3,530	3,810	4,320	4,610	6.7
Irrigated .....	4,770	4,700	4,800	5,400	5,600	3.7
Non-irrigated .....	3,350	3,400	3,700	4,200	4,500	7.1
<b>Northern Plains</b>						
Kansas, all cropland .....	2,160	2,080	2,370	2,950	3,440	16.6
Irrigated .....	3,320	3,270	3,700	4,000	4,700	17.5
Non-irrigated .....	2,050	1,970	2,250	2,850	3,320	16.5
Nebraska, all cropland .....	4,390	4,360	4,960	6,000	6,830	13.8
Irrigated .....	5,850	5,820	6,530	7,950	8,900	11.9
Non-irrigated .....	3,490	3,460	3,990	4,800	5,550	15.6
South Dakota, all cropland .....	3,130	3,030	3,390	4,030	4,550	12.9
Irrigated .....	(D)	(D)	(D)	(D)	(D)	(X)
Non-irrigated .....	3,100	3,000	3,360	4,000	4,520	13.0
<b>Southeast</b>						
Florida, all cropland .....	7,190	7,190	7,300	7,960	8,760	10.1
Irrigated .....	8,160	8,150	8,350	9,100	10,000	9.9
Non-irrigated .....	6,280	6,300	6,320	6,900	7,600	10.1
Georgia, all cropland .....	3,210	3,320	3,480	3,820	4,200	9.9
Irrigated .....	4,030	4,100	4,350	4,600	4,800	4.3
Non-irrigated .....	2,870	3,000	3,130	3,500	3,950	12.9
<b>Delta States</b>						
Arkansas, all cropland .....	2,850	2,880	2,930	3,110	3,180	2.3
Irrigated .....	3,340	3,360	3,420	3,600	3,680	2.2
Non-irrigated .....	2,060	2,100	2,130	2,320	2,360	1.7
Louisiana, all cropland .....	2,880	2,930	2,980	3,180	3,240	1.9
Irrigated .....	2,820	2,840	2,880	3,090	3,200	3.6
Non-irrigated .....	2,900	2,960	3,020	3,210	3,260	1.6
Mississippi, all cropland .....	3,080	3,100	3,150	3,340	3,410	2.1
Irrigated .....	3,620	3,650	3,700	3,900	4,010	2.8
Non-irrigated .....	2,770	2,780	2,830	3,020	3,070	1.7
<b>Southern Plains</b>						
Oklahoma, all cropland .....	1,670	1,690	1,810	2,030	2,210	8.9
Irrigated .....	(D)	(D)	(D)	(D)	2,350	(X)
Non-irrigated .....	1,650	1,670	1,790	2,020	2,200	8.9
Texas, all cropland .....	1,930	2,030	2,150	2,420	2,590	7.0
Irrigated .....	2,230	2,360	2,540	2,850	3,050	7.0
Non-irrigated .....	1,880	1,980	2,090	2,350	2,520	7.2

See footnote(s) at end of table.

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**Irrigated and Non-Irrigated Cropland Average Value per Acre – States: 2019-2023** (continued)

[Only states with significant irrigated acreage appear in this table]

Region, State, and Land type	2019	2020	2021	2022	2023	Change 2022-2023
	(dollars)	(dollars)	(dollars)	(dollars)	(dollars)	(percent)
<b>Mountain</b>						
Arizona, all cropland <sup>1</sup> .....	7,600	7,650	7,700	8,350	8,600	3.0
Irrigated .....	7,600	7,650	7,700	8,350	8,600	3.0
Colorado, all cropland .....	2,160	2,200	2,240	2,480	2,610	5.2
Irrigated .....	5,100	5,300	5,400	5,750	6,000	4.3
Non-irrigated .....	1,370	1,370	1,400	1,600	1,700	6.3
Idaho, all cropland .....	3,930	4,070	4,450	4,950	5,200	5.1
Irrigated .....	6,020	6,210	6,800	7,550	7,990	5.8
Non-irrigated .....	1,650	1,720	1,890	2,100	2,150	2.4
Montana, all cropland .....	1,040	1,030	1,050	1,160	1,170	0.9
Irrigated .....	3,010	3,000	3,050	3,500	3,550	1.4
Non-irrigated .....	835	825	835	910	920	1.1
Nevada, all cropland <sup>1</sup> .....	(D)	(D)	(D)	(D)	(D)	(X)
Irrigated .....	(D)	(D)	(D)	(D)	(D)	(X)
New Mexico, all cropland <sup>1</sup> .....	1,550	1,600	1,660	1,790	1,810	1.1
Irrigated .....	4,200	4,370	4,550	4,900	4,950	1.0
Non-irrigated .....	475	475	485	520	530	1.9
Utah, all cropland <sup>1</sup> .....	3,970	4,040	4,190	4,550	4,700	3.3
Irrigated .....	6,360	6,440	6,650	7,250	7,500	3.4
Non-irrigated .....	1,400	1,470	1,550	1,650	1,700	3.0
Wyoming, all cropland .....	1,520	1,540	1,600	1,720	1,840	7.0
Irrigated .....	2,430	2,470	2,550	2,750	3,000	9.1
Non-irrigated .....	840	840	890	940	960	2.1
<b>Pacific</b>						
California, all cropland .....	12,830	12,900	13,860	15,410	15,880	3.0
Irrigated .....	15,100	15,200	16,300	18,100	18,600	2.8
Non-irrigated .....	5,400	5,400	5,900	6,600	7,000	6.1
Oregon, all cropland .....	3,080	3,120	3,310	3,650	3,720	1.9
Irrigated .....	5,290	5,430	5,800	6,350	6,600	3.9
Non-irrigated .....	2,220	2,220	2,340	2,600	2,600	-
Washington, all cropland .....	2,630	2,610	2,700	2,940	3,000	2.0
Irrigated .....	7,690	7,650	7,800	8,400	8,500	1.2
Non-irrigated .....	1,260	1,240	1,310	1,450	1,500	3.4

- Represents zero.

(D) Withheld to avoid disclosing data for individual operations.

(X) Not applicable.

<sup>1</sup> Excludes American Indian Reservation land.

## Pasture Average Value per Acre – Regions, States, and United States: 2019-2023

Region and State	2019	2020	2021	2022	2023	Change 2022-2023
	(dollars)	(dollars)	(dollars)	(dollars)	(dollars)	(percent)
Northeast .....	3,870	3,900	4,030	4,280	4,460	4.2
Maryland .....	(D)	(D)	(D)	(D)	(D)	(X)
New Jersey .....	13,400	13,300	13,400	14,400	16,600	15.3
New York .....	1,530	1,540	1,580	1,620	1,670	3.1
Pennsylvania .....	3,290	3,370	3,440	3,800	3,880	2.1
Other States <sup>1</sup> .....	6,530	6,520	6,870	7,140	8,290	16.1
Lake States .....	2,080	2,050	2,250	2,510	2,680	6.8
Michigan .....	2,590	2,600	2,740	2,900	3,100	6.9
Minnesota .....	1,700	1,680	1,830	2,010	2,100	4.5
Wisconsin .....	2,310	2,250	2,520	2,900	3,150	8.6
Corn Belt .....	2,330	2,340	2,520	2,760	2,860	3.6
Illinois .....	3,170	3,200	3,400	3,700	3,820	3.2
Indiana .....	2,450	2,400	2,490	2,700	2,850	5.6
Iowa .....	2,720	2,690	3,020	3,300	3,400	3.0
Missouri .....	1,980	2,000	2,160	2,400	2,500	4.2
Ohio .....	3,350	3,370	3,440	3,600	3,700	2.8
Northern Plains .....	1,090	1,080	1,130	1,330	1,510	13.5
Kansas .....	1,390	1,370	1,500	1,850	2,150	16.2
Nebraska .....	1,050	1,040	1,080	1,240	1,440	16.1
North Dakota .....	820	790	840	930	1,070	15.1
South Dakota .....	1,050	1,050	1,060	1,230	1,340	8.9
Appalachian .....	3,540	3,550	3,620	3,870	4,180	8.0
Kentucky .....	3,030	3,050	3,080	3,250	3,400	4.6
North Carolina .....	4,810	4,780	4,850	5,200	5,550	6.7
Tennessee .....	3,860	3,880	4,000	4,450	4,900	10.1
Virginia .....	4,020	4,000	4,060	4,250	4,650	9.4
West Virginia .....	2,120	2,150	2,200	2,300	2,450	6.5

See footnote(s) at end of table.

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## Pasture Average Value per Acre – Regions, States, and United States: 2019-2023 (continued)

Region and State	2019	2020	2021	2022	2023	Change 2022-2023
	(dollars)	(dollars)	(dollars)	(dollars)	(dollars)	(percent)
Southeast .....	4,180	4,230	4,360	4,680	5,050	7.9
Alabama .....	2,590	2,600	2,650	2,900	3,000	3.4
Florida .....	5,360	5,400	5,530	5,900	6,500	10.2
Georgia .....	3,730	3,820	4,060	4,400	4,600	4.5
South Carolina .....	3,240	3,300	3,350	3,550	3,700	4.2
Delta States .....	2,620	2,650	2,700	2,870	2,940	2.4
Arkansas .....	2,610	2,650	2,700	2,850	2,900	1.8
Louisiana .....	2,830	2,870	2,950	3,100	3,190	2.9
Mississippi .....	2,430	2,450	2,480	2,700	2,770	2.6
Southern Plains .....	1,620	1,640	1,760	2,000	2,150	7.5
Oklahoma .....	1,460	1,480	1,600	1,800	1,950	8.3
Texas .....	1,660	1,680	1,800	2,050	2,200	7.3
Mountain .....	683	687	717	783	808	3.2
Arizona <sup>2</sup> .....	(D)	(D)	(D)	(D)	(D)	(X)
Colorado .....	845	845	875	940	980	4.3
Idaho .....	1,560	1,610	1,700	1,970	2,040	3.6
Montana .....	680	680	700	775	800	3.2
Nevada <sup>2</sup> .....	(D)	(D)	(D)	(D)	(D)	(X)
New Mexico <sup>2</sup> .....	417	420	440	480	490	2.1
Utah <sup>2</sup> .....	1,240	1,240	1,370	1,470	1,540	4.8
Wyoming .....	575	580	610	660	670	1.5
Pacific .....	1,750	1,750	1,820	2,060	2,120	2.9
California .....	3,010	3,000	3,100	3,550	3,650	2.8
Oregon .....	750	760	830	900	950	5.6
Washington .....	766	740	750	820	835	1.8
United States <sup>3</sup> .....	1,400	1,400	1,480	1,650	1,760	6.7

(D) Withheld to avoid disclosing data for individual operations.

(X) Not applicable.

<sup>1</sup> Includes: Connecticut, Delaware, Maine, Maryland (beginning in 2018), Massachusetts, New Hampshire, Rhode Island, and Vermont.<sup>2</sup> Excludes American Indian Reservation land.<sup>3</sup> Excludes Alaska and Hawaii.

**Value of Farmland and Buildings – States and United States: 2018-2022**

[Total value of land and buildings is derived by multiplying average value per acre of farm real estate by the land in farms]

Region and State	Total value of land and buildings					Change 2021-2022 (percent)
	2018 (million dollars)	2019 (million dollars)	2020 (million dollars)	2021 (million dollars)	2022 (million dollars)	
<b>Northeast</b>						
Connecticut .....	4,674	4,636	4,560	4,750	5,206	9.6
Delaware .....	4,457	4,744	4,744	4,929	5,194	5.4
Maine .....	3,081	3,133	3,237	3,380	3,718	10.0
Maryland .....	15,720	16,120	16,160	17,340	19,400	11.9
Massachusetts .....	5,450	5,550	5,650	6,850	7,600	10.9
New Hampshire .....	2,107	2,141	2,150	2,172	2,301	5.9
New Jersey .....	10,125	10,125	10,200	10,800	11,550	6.9
New York .....	22,287	22,425	21,735	22,563	23,805	5.5
Pennsylvania .....	45,625	47,231	48,180	49,640	53,655	8.1
Rhode Island .....	912	936	960	984	1,050	6.7
Vermont .....	4,248	4,356	4,260	4,680	5,040	7.7
<b>Lake States</b>						
Michigan .....	48,608	48,608	48,510	51,410	53,820	4.7
Minnesota .....	123,675	123,420	122,936	133,096	156,210	17.4
Wisconsin .....	70,070	70,785	69,355	73,698	80,940	9.8
<b>Corn Belt</b>						
Illinois .....	196,560	196,560	199,800	213,300	240,300	12.7
Indiana .....	98,700	98,042	97,680	105,080	118,400	12.7
Iowa .....	222,462	220,014	216,342	236,070	286,700	21.4
Missouri .....	93,626	93,840	93,500	101,750	114,125	12.2
Ohio .....	86,180	85,544	86,360	89,100	94,320	5.9
<b>Northern Plains</b>						
Kansas .....	84,730	89,572	86,830	95,970	120,191	25.2
Nebraska .....	123,750	127,965	125,271	138,880	168,000	21.0
North Dakota .....	67,203	68,382	67,596	71,526	80,360	12.4
South Dakota .....	89,424	89,424	86,832	94,608	112,320	18.7
<b>Appalachian</b>						
Kentucky .....	48,633	49,278	50,568	51,600	56,115	8.8
North Carolina .....	38,976	39,312	39,228	39,425	42,745	8.4
Tennessee .....	42,728	43,092	44,280	45,582	50,290	10.3
Virginia .....	36,036	36,270	36,036	36,190	39,270	8.5
West Virginia .....	9,540	9,380	9,450	9,695	10,500	8.3

See footnote(s) at end of table.

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**Value of Farmland and Buildings – States and United States: 2018-2022** (continued)

[Total value of land and buildings is derived by multiplying average value per acre of farm real estate by the land in farms]

Region and State	Total value of land and buildings					
	2018	2019	2020	2021	2022	Change 2021-2022
	(million dollars)	(million dollars)	(million dollars)	(million dollars)	(million dollars)	(percent)
<b>Southeast</b>						
Alabama .....	25,330	25,730	26,145	26,240	27,880	6.3
Florida .....	57,230	57,715	57,230	58,394	64,020	9.6
Georgia .....	35,451	35,394	35,700	37,434	40,392	7.9
South Carolina .....	15,888	16,320	16,800	17,280	18,240	5.6
<b>Delta States</b>						
Arkansas .....	43,924	46,480	46,900	47,460	49,700	4.7
Louisiana .....	24,320	24,960	25,280	25,760	27,280	5.9
Mississippi .....	28,496	29,120	29,328	29,744	30,900	3.9
<b>Southern Plains</b>						
Oklahoma .....	61,560	64,328	65,016	69,488	77,400	11.4
Texas .....	260,350	268,180	273,420	299,880	333,900	11.3
<b>Mountain</b>						
Arizona <sup>1</sup> .....	26,493	26,608	26,895	27,183	28,487	4.8
Colorado .....	49,608	49,926	50,562	51,198	56,286	9.9
Idaho .....	33,292	34,500	35,765	38,525	42,550	10.4
Montana .....	53,128	53,070	53,070	53,847	59,637	10.8
Nevada <sup>1</sup> .....	5,722	5,722	5,616	5,669	5,723	1.0
New Mexico <sup>1</sup> .....	21,100	20,982	21,147	21,972	22,302	1.5
Utah <sup>1</sup> .....	16,290	17,019	17,217	18,344	20,164	9.9
Wyoming .....	21,054	21,460	21,750	22,910	24,225	5.7
<b>Pacific</b>						
California .....	227,205	243,000	243,000	263,780	288,000	9.2
Oregon .....	38,880	39,500	39,974	43,803	47,728	9.0
Washington .....	41,748	41,172	40,296	42,050	44,950	6.9
<b>United States <sup>2</sup></b> .....	<b>2,686,656</b>	<b>2,732,071</b>	<b>2,733,521</b>	<b>2,916,029</b>	<b>3,272,889</b>	<b>12.2</b>

<sup>1</sup> Value of all land and buildings adjusted to include American Indian Reservation land value.<sup>2</sup> Excludes Alaska and Hawaii.

## Economic Regions



### Economic Regions:

**Northeast:** .....Connecticut, Delaware, Maine, Maryland, Massachusetts, New Hampshire, New Jersey, New York, Pennsylvania, Rhode Island, Vermont.

**Lake States:** .....Michigan, Minnesota, Wisconsin.

**Corn Belt:** .....Illinois, Indiana, Iowa, Missouri, Ohio.

**Northern Plains:** .....Kansas, Nebraska, North Dakota, South Dakota.

**Appalachian:** .....Kentucky, North Carolina, Tennessee, Virginia, West Virginia.

**Southeast:**.....Alabama, Florida, Georgia, South Carolina.

**Delta States:**.....Arkansas, Louisiana, Mississippi.

**Southern Plains:** .....Oklahoma, Texas.

**Mountain:** .....Arizona, Colorado, Idaho, Montana, Nevada, New Mexico, Utah, Wyoming.

**Pacific:**.....California, Oregon, Washington.

**Survey Procedures:** The estimates of land values in this report are based primarily on the June Area Survey, conducted during the first two weeks of June. This annual survey uses a complete, probability-based land-area sampling frame. A sample of approximately 9,000 segments of land is selected, each approximately one square mile in size.

Enumerators collecting data for the June Area Survey contact all agricultural producers operating land within the boundaries of the sampled land segments and record land value information for cropland and pasture within these segments. They also collect an estimated value of all land and buildings for the operator's entire farming operation and the estimated percent change from the previous year.

Survey reported data are reviewed for reasonableness and consistency by comparing with other data reported in the survey and with data reported within the segment the previous year.

**Estimating Procedures:** Once the data are summarized, each Regional Field Office (RFO) conducts an analysis of the summarized indications and any other available information for their States. RFOs then set estimates for land values and submit these recommendations along with their assessment of survey and other administrative information to the Agricultural Statistics Board (ASB).

Survey data are also summarized for Regional and National levels and reviewed independently of each State's review. National targets are established by the ASB. After RFO recommendations are submitted, the ASB reviews the RFO estimates and supporting comments, and any conflicts with targeted National levels are resolved.

The Regional and United States estimates are weighted by the amount of cropland and pasture in each State, based on the most recent Census of Agriculture. For the purposes of this report, cropland pastured is defined as cropland.

**Published Estimates:** State averages are not published for States with limited reports to ensure confidentiality of individual operations. While the June Area Survey is the primary source of data for the estimates, supplemental survey data and potential previous year revisions are also considered, as described in the more detailed NASS Land Values Methodology and Quality Measures publication. As such, the estimates reflect an average of land values for the year.

**Revision Policy:** For non-census years, land values are subject to an annual revision the following year. After the 5-year Census of Agriculture is completed, land value estimates for the non-census years are subject to a final historic revision. The basis for revision must be supported by additional data that directly affect the level of the estimate.

## Terms and Definitions

**Farm:** Any establishment from which \$1,000 or more of agricultural products were sold or would normally be sold during the year. Government payments are included in sales.

**Farm real estate value:** The value at which all land and buildings used for agricultural production, including dwellings, could be sold under current market conditions, if allowed to remain on the market for a reasonable amount of time.

**Cropland value:** The value of land used to grow field crops, vegetables, or land harvested for hay. Land that switches back and forth between cropland and pasture should be valued as cropland. Hay land, idle cropland, and cropland enrolled in government conservation programs should be valued as cropland.

**Irrigated cropland value:** The value of cropland that normally receives or has the potential to receive water by artificial means to supplement natural rainfall. Irrigated cropland may consist of both land that will or will not be irrigated during the current year, but still has the facilities and equipment to do so. Irrigation facilities and equipment such as wells, pumps, canals, ditches, reservoirs, lakes, tanks, ponds, rivers, streams or creeks are usually present or on nearby acres.

**Non-irrigated cropland value:** The value of cropland that only receives water by natural rainfall.

**Pasture, grazing, and grassland value:** The value of land that is normally grazed by livestock. Pasture does not need to have livestock grazing on it at the time of interview or during the current year in order to be valued as pasture or grazing land.

Information Contacts

Listed below are the commodity statisticians in the Environmental, Economics, and Demographics Branch of the National Agricultural Statistics Service to contact for additional information. E-mail inquiries may be sent to [nass@nass.usda.gov](mailto:nass@nass.usda.gov).

- Tony Dorn, Chief, Environmental, Economics, and Demographics Branch ..... (202) 720-6146
- Bruce Boess, Head, Economics Section..... (202) 720-4447
- Stephanie Brennan – Farm Production Expenditures ..... (202) 690-0392
- Doug Farmer – Chemical Use, Land Values ..... (202) 690-3229
- Zoe Johnson – Cash Receipts, Farm Production Expenditures ..... (202) 720-5446
- Michael Mathison – Cash Rents, Farms, Land in Farms, Grazing Fees..... (202) 720-3243
- Ralph Mondesir – Prices Received Indexes, Parity Prices, Prices Paid Indexes ..... (202) 221-9297
- Max Reason – Prices Received Indexes, Parity Prices, Prices Paid Indexes ..... (202) 720-8844
- Theresa Varner – Farm Labor..... (202) 690-3231

Released August 4, 2023, by the National Agricultural Statistics Service (NASS), Agricultural Statistics Board, United States Department of Agriculture (USDA).

### Access to NASS Reports

For your convenience, you may access NASS reports and products the following ways:

- All reports are available electronically, at no cost, on the NASS web site: [www.nass.usda.gov](http://www.nass.usda.gov).
- Both national and state specific reports are available via a free e-mail subscription. To set-up this free subscription, visit [www.nass.usda.gov](http://www.nass.usda.gov) and click on “National” or “State” in upper right corner above “search” box to create an account and select the reports you would like to receive.
- Cornell’s Mann Library has launched a new website housing NASS’s and other agency’s archived reports. The new website, <https://usda.library.cornell.edu>. All email subscriptions containing reports will be sent from the new website, <https://usda.library.cornell.edu>. To continue receiving the reports via e-mail, you will have to go to the new website, create a new account and re-subscribe to the reports. If you need instructions to set up an account or subscribe, they are located at: <https://usda.library.cornell.edu/help>. You should whitelist [notifications@usda-esmis.library.cornell.edu](mailto:notifications@usda-esmis.library.cornell.edu) in your email client to avoid the emails going into spam/junk folders.

For more information on NASS surveys and reports, call the NASS Agricultural Statistics Hotline at (800) 727-9540, 7:30 a.m. to 4:00 p.m. ET, or e-mail: [nass@usda.gov](mailto:nass@usda.gov).

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Figure 3-2:

 **AcreValue**  
Market Report

# California Land Trends

## Q1 2022

A summary of annual trends in  
California farmland in 2020 and 2021.



Issued: March 15, 2022

## Introduction

At [AcreValue](#) and Ag-Analytics\*, we are fascinated with American farmland. With each passing day seeing farmland selling for ever higher prices, we took a deep dive to uncover state-wide trends in California. To build your own custom reports, access and browse a comprehensive dataset of comparable sales records on [AcreValue Premium!](#) Check back often as we release reports for other states and issue updates.

### Report Highlights

Farmland values in California are up over the past year, at just over 7% between 2020 and 2021. Farmland in the Central Coast and Sacramento Valley regions of California experienced strong increases in average sales prices, jumping 30% and 16%, respectively, between 2020 and 2021. Meanwhile, the San Joaquin valley was mostly flat. Across all transactions in the state, 38% transactions in 2021 exceeded \$20,000 per acre, and just under 27% exceeded \$25,000 per acre. Read the full report for more information on sale trends throughout the state.

### Making the Report

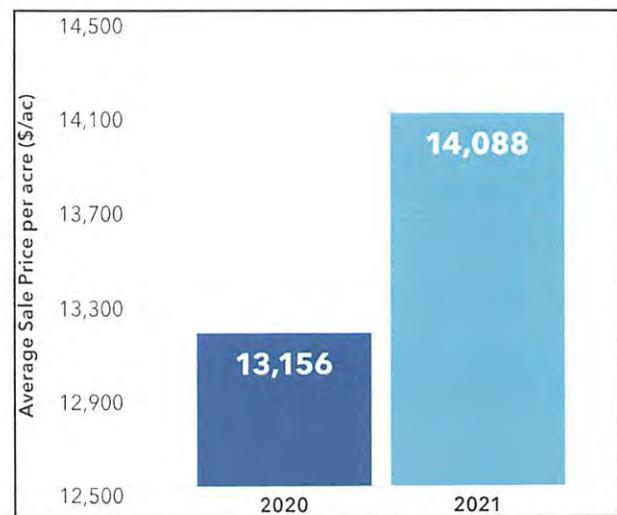
This report is generated from a large sample of curated farmland sales in California for 2020 and 2021 to provide a highly accurate perspective on recent market activity. The report focuses on agricultural related transactions across a spectrum of tillable acres and operation types.

We tap virtually every county database and courthouse to gather the most comprehensive dataset of farmland sales records in the market. These records are then compiled and benchmarked to ensure quality and relevance. Finally, we filter and remove outliers & non-arm's length sales, and then collate with spatial databases for soil, elevation profiles and production to provide a clear view of relevant market activity. See the Appendix for technical information on data filtering criteria.

While other studies typically rely on state level summaries from USDA and self-reported survey data across different cultivation practices, this **AcreValue Market Report** focuses exclusively on prime commercial properties based on actual sales transactions, and provides advanced breakdowns that you will not find anywhere else.

Access sales and trends yourself directly from [AcreValue.com](#) by creating your own custom report with [comparable sales](#), [current listings](#), [parcel history](#), and [valuation estimates](#).

### Average Sale Price of Completed Arms-Length Transactions in California, 2020 and 2021 (n=817)



Note: Average Sale Price of Completed Arms-Length Transactions in California, All Regions, 2020 and 2021. Generated using 369 sales in 2020 and 448 sales in 2021. Source: [AcreValue.com](#)



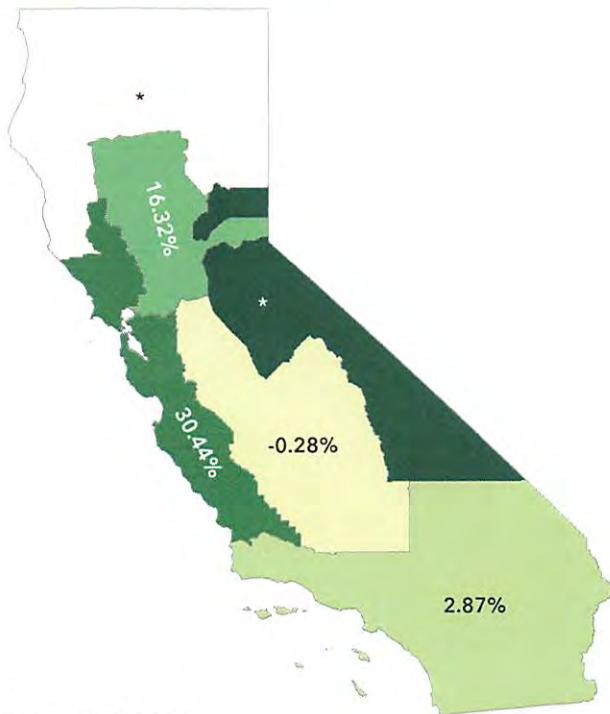
# Overview - Ag Land Sales in California

Exhibit F page 34 of 45

Between 2020 and 2021, overall California farmland values increased by just over 7%. The average nominal transaction size in this report was \$1,037,402. For comparison, the USDA NASS Land Values 2021 Summary reported very similar statewide averages in California in 2020 and 2021. However, this AcreValue report provides additional breakdowns by region, crop type, and other market segments.

We split California farmland sales into six regions: Central Coast, Northern, Sacramento Valley, San Joaquin Valley, Sierra Nevada and Southern California. The Central Coast region experienced the highest year-over-year increase in average land prices, jumping from \$10,732 to \$13,999/acre, or 30.44%. Sacramento Valley posted the second-highest increase in average land prices, while the San Joaquin valley was flat.

**Figure 1: Average Sale Price (Arms-Length Transactions) California Prime Farmland, 2020 and 2021 (n=817)**



Source: AcreValue.com

Note: Average Sale Price of Completed Arms-Length Transactions in California, All Regions, 2020 and 2021. Generated using 369 sales in 2020 and 448 sales in 2021. \*The number of observations for the Northern and Sierra Nevada regions were not sufficient to draw strong conclusions. Source: [AcreValue.com](http://AcreValue.com)

**Table 1: Average Sale Price by Region (\$/acre)**

REGION	2020	2021	% CHANGE
Central Coast	10,732	13,999	30.44%
Northern	4,945	4,597	*
Sacramento Valley	12,562	14,611	16.32%
San Joaquin Valley	13,916	13,876	-0.28%
Sierra Nevada	8,414	17,376	*
Southern California	14,876	15,303	2.87%
<b>STATEWIDE</b>	<b>13,156</b>	<b>14,088</b>	<b>7.08%</b>

Note: Average Sale Price of Completed Arms-Length Transactions in California, All Regions, 2020 and 2021. Generated using 369 sales in 2020 and 448 sales in 2021. \*The number of observations for the Northern and Sierra Nevada regions were not sufficient to draw strong conclusions. Source: [AcreValue.com](http://AcreValue.com)

Access and Utilize

## CALIFORNIA

Comp Sales Records

[www.acrevalue.com/sold-land/CA](http://www.acrevalue.com/sold-land/CA)

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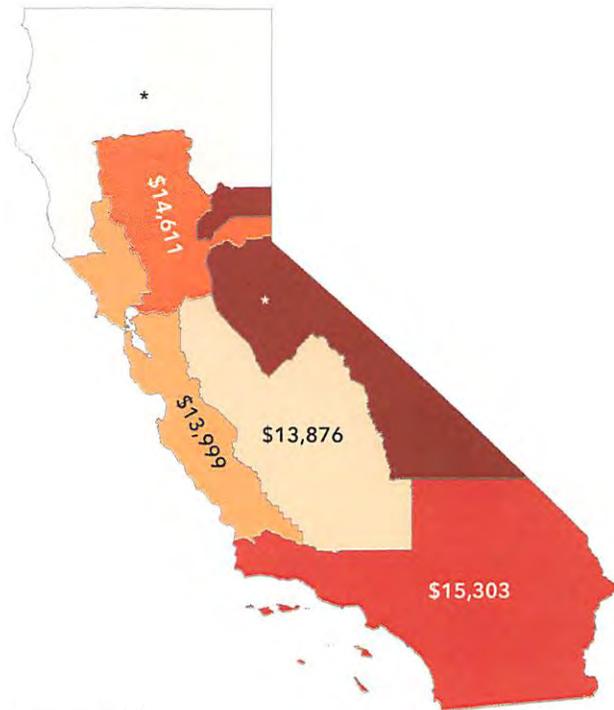
One potential reason for these regional differences is due to the influence of water availability and rights in the San Joaquin Valley region. Compared to the rest of the nation, California agriculture is unique in that arid California agricultural production requires irrigation to grow the wide variety of high-value crops that make California famous. Naturally, the importance of water extends to farmland prices as well, as access to water is a critical component in the valuation of a tract of Californian land. A few water-related facts we found interesting include:

- There are 9 million irrigated acres in CA, representing 80% of all CA cropland acres
- 80% of CA water is used for agriculture (roughly 34 million acre feet of water each year)
- The market price for water is \$70 per acre foot
- Primary means of irrigation in CA is from aqueducts and canals

Source: [www.water.ca.gov](http://www.water.ca.gov)

Obtaining data on water rights is not an easy task. Each water rights allocation is recorded in a court filing at the county level and is not easily accessed publicly. However, findings from local specialists show that farmland values have been dropping in areas where groundwater sources are less reliable or are being restricted. The aggregated sales data on [AcreValue.com](http://AcreValue.com) seems to show consistencies with these expected trends.

**Figure 2: Average Sale Price (Arms-Length Transactions) California Prime Farmland, 2021 (n=448)**



Source: [AcreValue.com](http://AcreValue.com)

Note: Average Sale Price of Completed Arms-Length Transactions in California, All Regions, 2021. Generated using 448 sales in 2021. \*The number of observations for the Northern and Sierra Nevada regions were not sufficient to draw strong conclusions. Source: [AcreValue.com](http://AcreValue.com)

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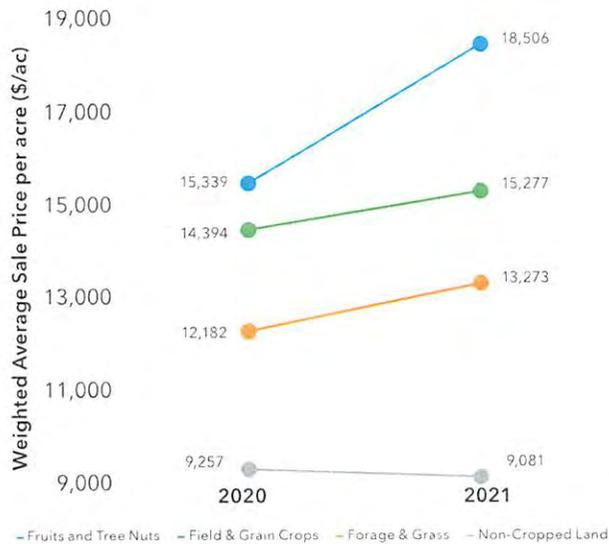
[www.acrevalue.com/agentpro](http://www.acrevalue.com/agentpro)

### Average Statewide Sale Price by Primary Crop Type, 2020 to 2021

Next, we break down sales by crop type. A vineyard in Napa, for example, could certainly expect to capture more value than a similarly sized non-irrigated hay field in Southern California. Therefore, identifying land use is critical for understanding the value of land, and is one of the primary focuses in this report. Land use can also be found on our searchable parcel layers at [AcreValue.com](https://www.acrevalue.com).

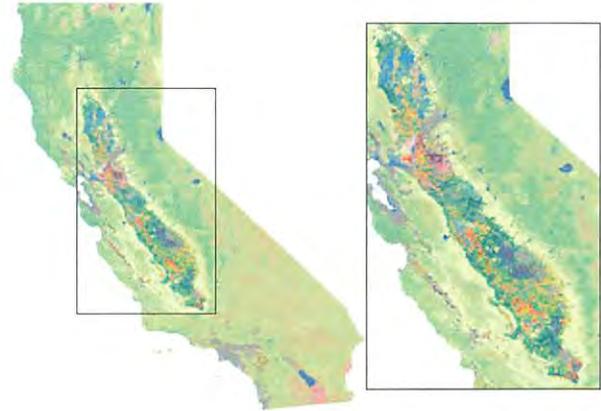
Commercial scale fruit or tree nut ground experienced solid performance, increasing nearly 21% in 2021. Forage & Grassland saw decent increases in values as well, as did Field & Grain land. Vegetable & Specialty land experienced decreases suggested flat or declining values, but the number of observations were not sufficient to draw strong conclusions.

**Figure 3: Average Sale Price of Completed Arms-Length Transactions in California by Primary Crop Type, 2020 and 2021 (n=817)**



*Note: Average Sale Price of Completed Arms-Length Transactions in California by Crop Type, All Regions, 2020 and 2021. Generated using 369 sales in 2020 and 448 sales in 2021. Source: [AcreValue.com](https://www.acrevalue.com)*

**Figure 4: A Snapshot of the Diversity of Crops in California**



*Note: Crop type and previous land use statistics for each tract are searchable on [AcreValue.com](https://www.acrevalue.com)*

### Average Statewide Sale Price by Tract Size, 2020 to 2021

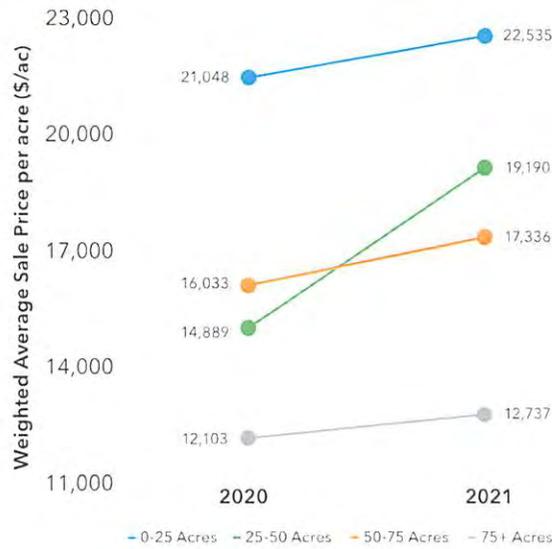
Next, we break down sales by tract size. Parcels in the range of 50- to 75-acres experienced the greatest percentage increase, 28.89%, and also had the second highest average sales price in 2021, averaging \$19,190/acre. Parcels between 25 and 50 acres also had a higher than average year-over-year increase at just above 8% with the 2021 average at \$17,336/acre. Parcels in the 0- to 25-acre and 100+ acre range experienced modest increases in average sales price of 5.24% and 5.27%, respectively, with the 0- to 25-acre range having the highest average 2021 sales price of \$22,535/acre.

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**Figure 5: Average Sale Price of Completed Arms-Length Transactions in California by Tract Size, 2020 and 2021 (n=817)**



Note: Average Sale Price of Completed Arms-Length Transactions in California by Tract Size, All Regions, 2020 and 2021. Generated using 369 sales in 2020 and 448 sales in 2021. Source: [AcreValue.com](https://www.acrevalue.com)

The relationship between tract size and average sales price is commonly observed in land markets and has a variety of potential causes. The increased premium on relatively smaller tract sizes for the California region is likely due to development potential and the average size of vineyards, wineries and other permanent crops of high value.

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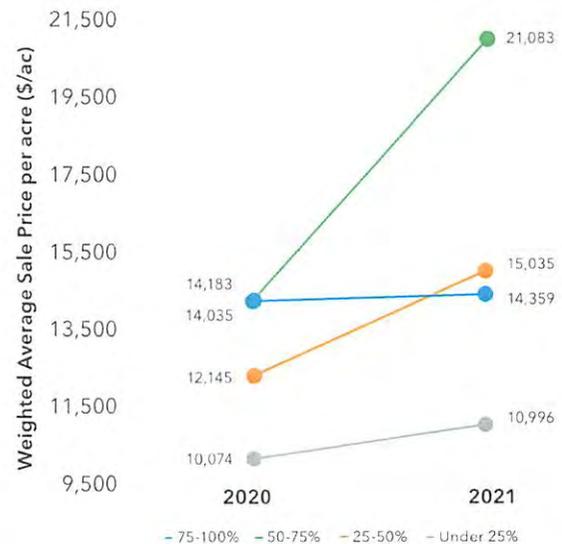
Search active land listings in California

[www.acrevalue.com/land-for-sale/CA](https://www.acrevalue.com/land-for-sale/CA)

**Average Statewide Sale Price by Tillable Acreage, 2020 to 2021**

Next, we examine changes in land values for different classes of sales by percent of tillable acreage. Tracts in the 50-75% and 25-50% tillable acreage range displayed strong average sale price increases, rising around 50% and 24%, respectively, between 2020 and 2021. However, the number of observations for both categories were not sufficient to draw strong conclusions. Land with a relatively high proportion of tillable acreage (over 75%) exhibited high average sale prices in 2020 but experienced a very modest growth of 1.25%. On the other end of the spectrum, land with relatively low proportion of tillable acreage (under 25%) experienced higher than average price increases of 9.15%, but lower than average prices in 2020 and 2021.

**Figure 6: Average Sale Price of Completed Arms-Length Transactions in California by Tillable Acreage, 2020 and 2021 (n=817)**



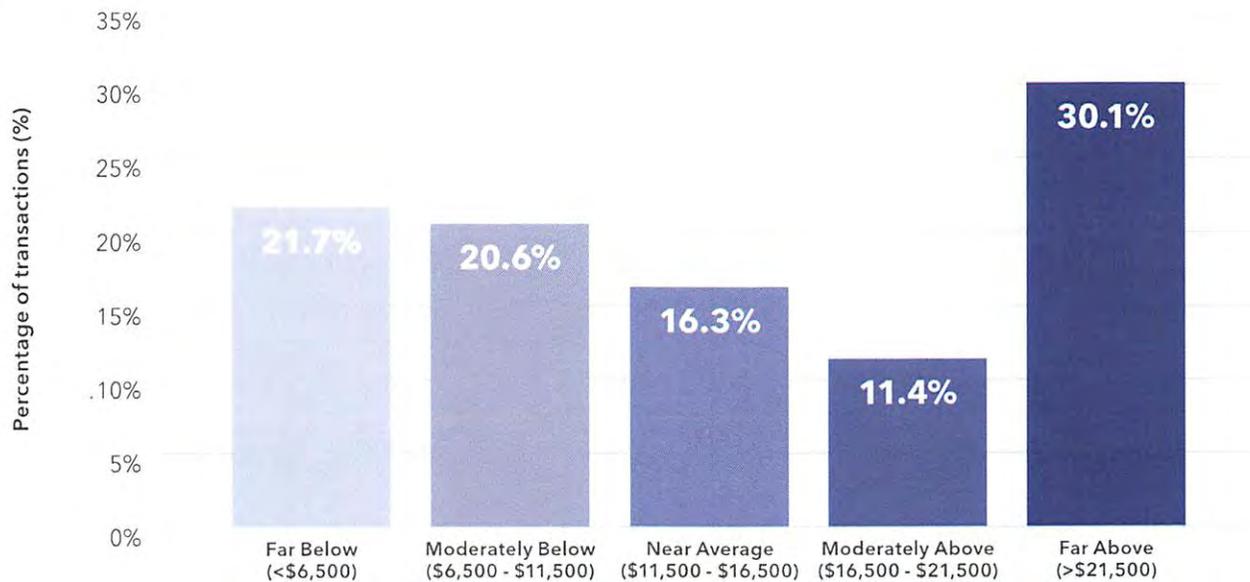
Note: Average Sale Price of Completed Arms-Length Transactions in California by Tillable Acreage, All Regions, 2020 and 2021. Generated using 369 sales in 2020 and 448 sales in 2021. Source: [AcreValue.com](https://www.acrevalue.com)

## Sale Price Range Breakdowns

### Sale Price Variation in 2020

Next, we examine the range of sale prices across the sample transactions in 2020. Figure 10 shows the percent of sales transactions across different sale price ranges in 2020. Approximately 16% of 2020 sales transactions were near the average sale transaction (\$13,156/acre). Approximately 41% of sales transactions were above \$16,500/acre. 11.4% were between \$16,500/acre - \$21,500/acre, and 30.1% of transactions were far above average (\$23,000/acre or higher). In contrast, approximately 42% of all transactions were below \$11,500/acre, with 20.6% of transactions moderately below average, and 21.7% of transactions far below average.

**Figure 7: Percent of Completed Arms-Length Cropland Transactions in California, Grouped by Different Sales Ranges (\$/acre), 2020 (n=369)**



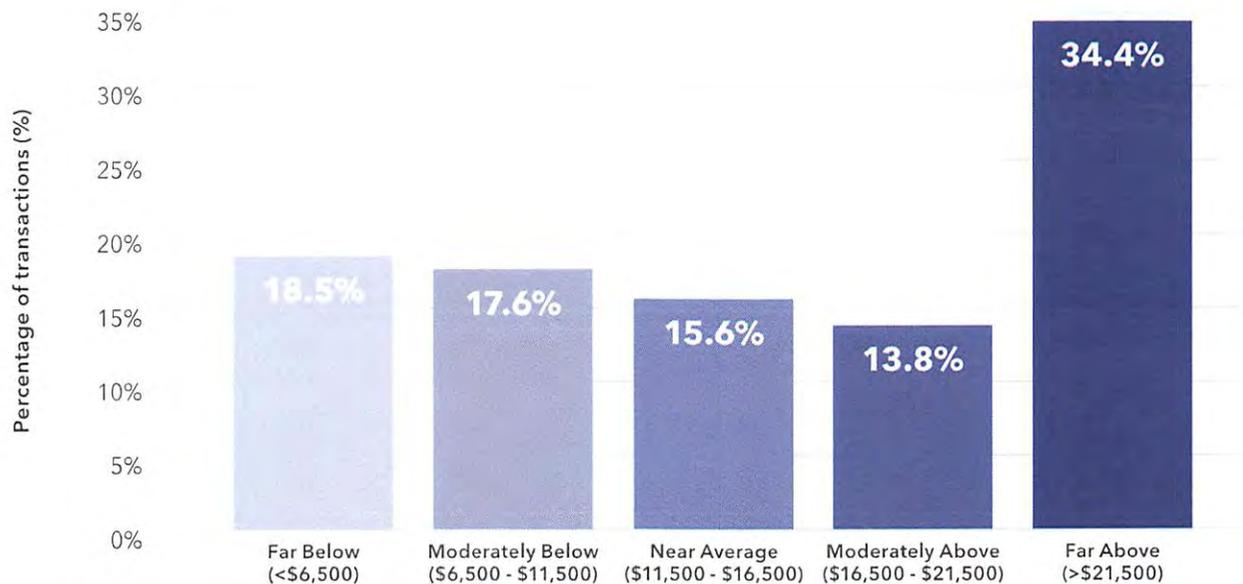
*Note: Percent of Completed Arms-Length Cropland Transactions in California, Grouped by Different Sales Ranges (\$/acre), 2020. All Regions. Generated using 369 sales in 2020. Source: [AcreValue.com](https://www.acrevalue.com)*

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### Sale Price Variation in 2021

For statewide sales in 2021, the average sale price was \$14,087/acre. Figure 11 shows the percent of sales transactions across different sale price ranges in 2021. Approximately 15.6% of these sales transactions were near the average sale transaction price. Just over 48% of sales transactions were above \$16,500/acre. 13.8% of transactions were between \$16,500/acre - 21,500/acre (moderately above average), and 34.4% of transactions exceeded \$21,500/acre. In contrast, approximately 36% of transactions were less than \$11,500/acre, with 17.6% of transactions moderately below average, and 18.5% of transactions far below average.

**Figure 8: Percent of Completed Arms-Length Cropland Transactions in California, Grouped by Different Sales Ranges (\$/acre), 2021 (n=448)**



*Note: Percent of Completed Arms-Length Cropland Transactions in California, Grouped by Different Sales Ranges (\$/acre), 2021. All Regions. Generated using 448 sales in 2021. Source: [AcreValue.com](https://www.acrevalue.com)*

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## Appendix

This AcreValue Market Trend Report for California was compiled and summarized from arm's length agricultural sales in California, excluding intra-family sales, foreclosures, refinances and parcels with structures. This retains land sales for farmland while effectively removing non-representative sales such as single-family residences.

To remove outliers, we filter out sales transactions below \$2,000/acre and more than \$50,000/acre. Sales transactions were also removed when they could not be matched to a verified agricultural parcel. We believe this to be a reasonable sampling of the target market for analysis but make no claim as to whether all sales are captured, and would also note that there are additional factors that affect land prices than those considered here. Note that this is an interim report which includes reported information available to us at the time of writing.

This report is provided for information purposes only and should not be relied upon as a source of appraisal or valuation of any particular property. Where applicable, the map data provided in this report have been roughly aggregated into regions, which could include multiple Crop Reporting

Districts (CRDs). The motivation behind this aggregation is to help ensure sufficient sample sizes in facilitating both intra- and inter-regional statistics and comparisons and is similar to regions defined in California for similar studies.

**Table A-1: Number of Representative Sales by Region**

REGION	2020	2021
Central Coast	35	42
Northern	15	13
Sacramento Valley	74	66
San Joaquin Valley	177	229
Sierra Nevada	1	8
Southern California	67	90
<b>STATEWIDE</b>	<b>369</b>	<b>448</b>

*Note: Total number of Completed Arms-Length Transactions in California, All Regions, 2020 and 2021. Source: [AcreValue.com](https://www.acrevalue.com)*



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## About AcreValue

AcreValue is the new way for farmers, land professionals, and landowners to research agricultural land and discover the value of carbon farming. With the most comprehensive set of farmland data in one easy-to-use site, AcreValue provides the fastest way to research land and find current valuations. [www.acrevalue.com](http://www.acrevalue.com)

### What We Do

AcreValue aggregates and analyzes terabytes of data about soils, climate, crop rotations, taxes, interest rates, and corn prices to calculate the estimated value of an individual field. With its map-based web interface, AcreValue provides easy access to this data with a simple click on a field. AcreValue is currently available in all U.S. states except Alaska and Hawaii. Estimated values are currently available in California, Florida, Georgia, Illinois, Indiana, Iowa, Kentucky, Michigan, Minnesota, Nebraska, North Carolina, Ohio, Oklahoma, South Carolina, South Dakota, Tennessee, and Wisconsin.

### About Ag-Analytics Technology Company

AcreValue is brought to you by the team at Ag-Analytics Technology Company. Ag-Analytics Technology Company specializes in Farm Management Software (FMS), helping thousands of farmers and their teams to build more profitable and efficient farms today to steward their lands for generations to come.

For more information about Ag-Analytics Technology Company and our team, please visit our website at [www.analytics.ag](http://www.analytics.ag).



081-080-020, Half Moon Bay, CA, San Mateo County

Figure 3-3: Comparable

APN: 081-080-020 CLIP: 2148011452

Beds	Full Baths	Half Baths	Sale Price	Sale Date
N/A	N/A	N/A	\$3,000,000	04/21/2023
Bldg Sq Ft	Lot Sq Ft	Yr Built	Type	
N/A	23,929,686	N/A	AGR-NEC	

OWNER INFORMATION

Owner Name	Triple D Albuquerque LLC	Tax Billing Zip	94019
Tax Billing Address	1200 Lobitos Creek Cut Off	Tax Billing Zip+4	2538
Tax Billing City & State	Half Moon Bay, CA		

COMMUNITY INSIGHTS

Median Home Value	\$949,831	School District	CABRILLO UNIFIED
Median Home Value Rating	10 / 10	Family Friendly Score	75 / 100
Total Crime Risk Score (for the neighborhood, relative to the nation)	76 / 100	Walkable Score	24 / 100
Total Incidents (1 yr)	35	Q1 Home Price Forecast	\$952,190
Standardized Test Rank	52 / 100	Last 2 Yr Home Appreciation	9%

LOCATION INFORMATION

School District	Cabrillo	Market Area	601
Census Tract	6135.01	Within 250 Feet of Multiple Flood Zone	No

TAX INFORMATION

APN	081-080-020	Tax Area	087090
% Improved	6%		
Legal Description	549.35 AC MOL BND SELY BY DR Y CR NLY BY SEC 25 T6SR6W MD B&M PTN SAN GREGORIO RO CA BRILLO UNIFIED SCH DIST		

ASSESSMENT & TAX

Assessment Year	2023	2022	2021
Assessed Value - Total	\$369,872	\$286,273	\$298,837
Assessed Value - Land	\$346,046	\$262,913	\$275,934
Assessed Value - Improved	\$23,826	\$23,360	\$22,903
YOY Assessed Change (\$)	\$83,599	-\$12,564	
YOY Assessed Change (%)	29.2%	-4.2%	
Tax Year	Total Tax	Change (\$)	Change (%)
2021	\$3,556		
2022	\$3,421	-\$136	-3.81%
2023	\$4,324	\$904	26.42%

CHARACTERISTICS

Land Use - CoreLogic	Agricultural (NEC)	Lot Acres	549.35
Land Use - County	Agric Preserve	Lot Area	23,929,686

SELL SCORE

Value As Of	2023-10-29 04:32:53
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LAST MARKET SALE & SALES HISTORY

Recording Date	05/10/2023	Deed Type	Grant Deed
Settle Date	04/21/2023	Owner Name	Triple D Albuquerque LLC
Sale Price	\$3,000,000	Seller	Deeney William P Jr
Document Number	22036		

Recording Date	05/10/2023	06/24/2009	06/27/2000	06/27/2000	06/27/2000
Sale Price	\$3,000,000				
Nominal		Y	Y	Y	Y
Buyer Name	Triple D Albuquerque LLC	Deeney William P Jr	Deeney Trust	Deeney Trust	Deeney William P Jr
Buyer Name 2					

Property Details

The data within this report is compiled by CoreLogic from public and private sources. The data is deemed reliable, but is not guaranteed. The accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable county or municipality.

Seller Name	<b>Deeney William P Jr</b>	Deeney Family Trust	Deeney Trust	Deeney Trust	Deeney William P
Document Number	22036	83309	78737	78736	78734
Document Type	Grant Deed	Trustee's Deed(Transfer)	Grant Deed	Grant Deed	Affidavit

Recording Date	01/23/1991	12/29/1989	
Sale Price		\$500,000	\$61,000
Nominal	Y		
Buyer Name	Deeney William P & W P Jr & R M Trustees	Deeney William P	Russell James L
Buyer Name 2	Deeney Trust		
Seller Name	Deeney William P		First American Title Insurance
Document Number	7858	176880	7831-325
Document Type	Trustee's Deed(Transfer)	Deed (Reg)	Deed (Reg)

**MORTGAGE HISTORY**

Mortgage Amount	\$14,690
Mortgage Code	Private Party Lender
Mortgage Type	Resale

**FORECLOSURE HISTORY**

Document Type	Lis Pendens
Foreclosure Filing Date	12/10/2018
Recording Date	02/14/2019
Document Number	10433
Lien Type	Other

**PROPERTY MAP**



\*Lot Dimensions are Estimated

APN: 065-210-240 CLIP: 2569614858

	Beds	Full Baths	Half Baths	Sale Price	Sale Date
	N/A	N/A	N/A	<b>\$2,600,000</b>	<b>08/04/1999</b>
	Bldg Sq Ft	Lot Sq Ft	Yr Built	Type	
	N/A	<b>7,578,743</b>	N/A	<b>AGR-NEC</b>	

7,578,743sf = 173.98 Acres \$2,600,000 Sale Price / 7,578,743sf = 0.3430 per sf X 43,560sf per acre = \$14,944 Per Acre

OWNER INFORMATION			
Owner Name	Peninsula Open Space	Tax Billing Zip	94301
Tax Billing Address	222 High St	Tax Billing Zip+4	1040
Tax Billing City & State	Palo Alto, CA		

COMMUNITY INSIGHTS			
Median Home Value	\$1,344,985	School District	CABRILLO UNIFIED
Median Home Value Rating	10 / 10	Family Friendly Score	42 / 100
Total Crime Risk Score (for the neighborhood, relative to the nation)	55 / 100	Walkable Score	27 / 100
Total Incidents (1 yr)	74	Q1 Home Price Forecast	\$1,379,095
Standardized Test Rank	56 / 100	Last 2 Yr Home Appreciation	3%

LOCATION INFORMATION			
School District	Cabrillo	Zoning	PAD0CD
Community College District	San Mateo Junior	Market Area	604
Census Tract	6135.01	Within 250 Feet of Multiple Flood Zone	No

TAX INFORMATION			
APN	065-210-240	Tax Area	087020
Exemption(s)	Welfare	Lot Number	29
% Improved	2%		
Legal Description	173.984 AC MOL LOTS 29 30 31 & PTN OF LOTS 1 & 32 JOHNSTON RANCH RSM 2/4		

ASSESSMENT & TAX			
Assessment Year	2023	2022	2021
Assessed Value - Total	\$238,445	\$222,676	\$219,397
Assessed Value - Land	\$232,978	\$217,316	\$214,142
Assessed Value - Improved	\$5,467	\$5,360	\$5,255
YOY Assessed Change (\$)	\$15,769	\$3,279	
YOY Assessed Change (%)	7.08%	1.49%	
Tax Year	Total Tax	Change (\$)	Change (%)
2021	\$601		
2022	\$637	\$36	5.95%
2023	\$629	-\$8	-1.29%

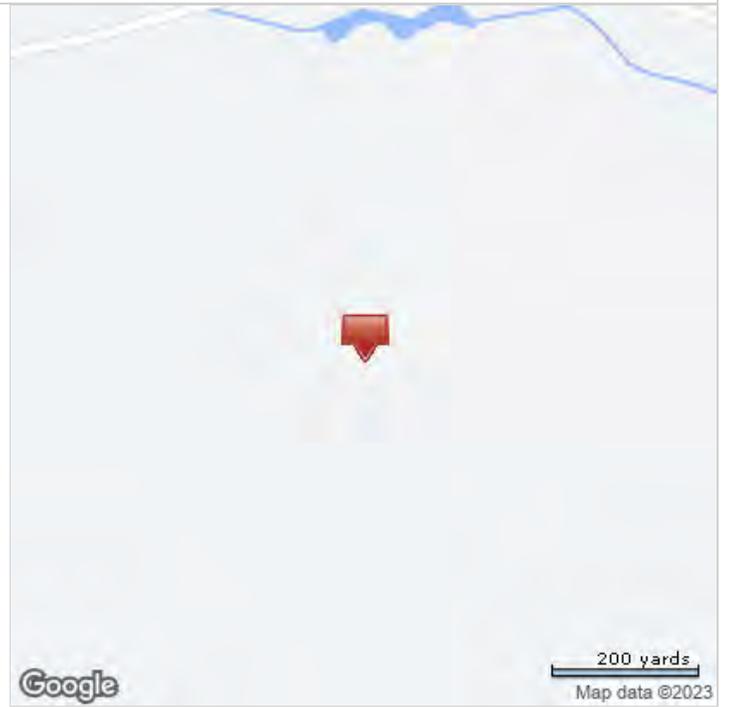
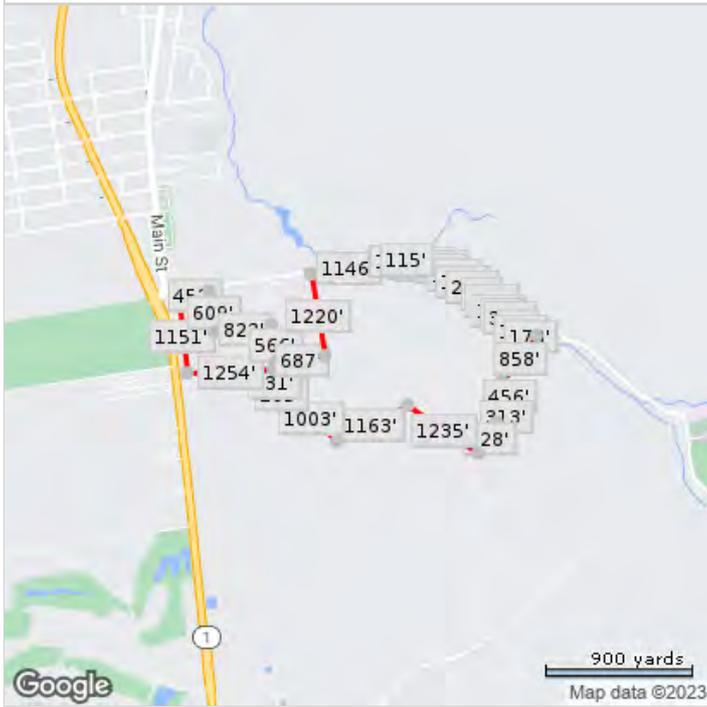
CHARACTERISTICS			
Land Use - CoreLogic	Agricultural (NEC)	Lot Acres	173.984
Land Use - County	Vac Agr Preserve	Lot Area	7,578,743

SELL SCORE	
Value As Of	2023-11-05 04:33:22

LAST MARKET SALE & SALES HISTORY			
Recording Date	08/04/1999	Deed Type	Grant Deed
Settle Date	08/04/1999	Owner Name	Peninsula Open Space
Sale Price	\$2,600,000	Seller	Towne Pacific Half Moon Bay L
Document Number	<a href="#">132702</a>		

Recording Date	<b>08/04/1999</b>	01/08/1998	09/29/1997
Sale Price	<b>\$2,600,000</b>		
Buyer Name	<b>Peninsula Open Space Trust</b>	Towne Pacific Half Moon Bay LLC	Half Moon Bay Heritage Co Ltd
Seller Name	<b>Towne Pacific Half Moon Bay L</b>	Half Moon Bay Heritage Co Ltd	Global Garden Projects Inc

PROPERTY MAP



\*Lot Dimensions are Estimated