

News update from the www.pacificcoastprotectionassoc.com

Dear Concerned Coastal Property Owner:

Once again, the County of Santa Cruz Board of Supervisors has scheduled a hearing regarding threats to our right to protect and maintain our coastal homes on:

September 1, 2020 at 9:00 AM at [701 Ocean Street Room 525, Santa Cruz, California.](#)

It is profoundly disturbing at this time that we are seeing so many homes threatened due to climate change that the County of Santa Cruz continues to propose to hamper the public's right to protect their homes.

The staff report is unavailable at this time (a pattern of behavior), so once again there is little opportunity to review what this particular version contains, assuming it is much the same, here are some "highlights".

1. County staff stated specifically that homes located on the beaches would not be allowed to rebuild the seawalls protecting their access roads. At that time, staff stated that those homes would be declared a nuisance and will be required to be demolished at the homeowner's cost.
2. Coastal bluff top homes will not be allowed to protect the toe of the bluffs from coastal erosion processes. The homeowners will at some point be required to demolish the homes and remove them at their own cost.
3. There are approximately 65 homes (out of approximately 2000 coastal home properties) that are in a proposed "Exception Area" for seawalls. In order for these homes to protect themselves all these homes must agree to jointly build a seawall. This area is located from the Capitola end of Opal Cliff Drive to Soquel Point (near Rockview Drive). The caveat is that property owners give up their right (which they have currently) to individually protect their homes. I.e. if an individual home owner house is threatened they cannot protect themselves without being party to a process that includes approximately 65 other homes. Carte blanche is given to the Coastal Commission and the County on what conditions of approval and fees would be required; fees that have been historically in the hundreds of thousands for individual lots and conditions of approval that have required public coastal access. To date no such concept has succeeded other than when the seawall was part of the original subdivision (such as Pajaro Dunes). Regardless these are supposed "sweetheart" deals to garner support from a fraction of those affected.
4. The claims that the County of Santa Cruz must update the LCP and General Plan in the method and conclusions they are making are false.

5. The State Office of Housing and Community Development, Accountability and Enforcement, is currently reviewing the County of Santa Cruz, and is in discussions with the Coastal Commission staff, regarding the conflicts between State housing law and County of Santa Cruz and the Coastal Commission positions with said State housing law.

6. To date the County of Santa Cruz has provided no substantive answers as to how what is proposed does not conflict with State housing law and State laws regarding fees. The community does have the right to substantive answers to substantive questions.

7. County of Santa Cruz staff are requiring that homeowners waive their right to protect their homes and hold the County and the Coastal Commission not liable for violating various State and Federal laws.

I.e. "Unqualified Immunity" to disallow your ability to protect your home.

If I am incorrect on any of the items I have noted above, I challenge the County of Santa Cruz staff to put in writing specific and substantive response to all 6 "highlights" noted above.

This is an opportunity to speak out not just for yourselves but all others threatened by the ability to protect their homes!

What can you do?

Write to each of the Santa Cruz County Supervisors to demand responses to the above. This is not just for your home; this is everyone that is subject to threats from natural disasters.

We have all of the county supervisor's emails listed on our website: www.pacificcoastprotectionassoc.com

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President

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