**CPOA-SC Testimony before the Board of Supervisors on 9/15/20**

Regarding Proposed Local Coastal Program and County Code Amendments

Board of Supervisors Agenda Item #7, (9507), 9/15/20

Dear Supervisors:

My name is Steve Forer, and I am President of Coastal Property Owners Association of Santa Cruz County, with over 540 members, including 12 HOAs, representing over 1,000 coastal parcels. CPOA urges the Board of Supervisors to **delay the vote** on proposed amendments to Santa Cruz County’s Local Coastal Program relating to coastal bluffs and beaches (land use plan section 6.4) and geologic hazards (implementation plan chapter 16.10. Although the Planning Department responded to John Leopold’s motion on 3/10/20, there are still many flaws and inconsistencies in the documents which could lead to misunderstandings and potential law suites against the County. **These documents are not ready to be submitted to the California coastal Commission for review and certification.** We have worked with the County in good faith, and have provided thoughtful and reasonable input on changes which are needed to clarify the documents. We asked our attorney, Derric Oliver, for an additional legal review of the red-lined changes since 3/10/20 to Local Coastal Program relating to coastal bluffs and beaches (land use plan section 6.4) and geologic hazards (implementation plan chapter 16.10, which were provided with the Board of Supervisors agenda packet for the 9/15/20 meeting (see attached). The attached documents annotaded by Derric Oliver provides detailed comments regarding the internal inconsistencies, ambiguities, and apparent/potential limitations which exceed those required by the Coastal Act.

If the Board of Supervisors chooses **not** **to** **delay the vote** on proposed amendments to Santa Cruz County’s Local Coastal Program relating to coastal bluffs and beaches (land use plan section 6.4) and geologic hazards (implementation plan chapter 16.10, we ask for the following amendments be made:

1. **One replacement or repaired structure due to damage by coastal process shall be approved if they meet LUP polices 6.4.11 & 6.4.12.**
2. **The first major redevelopment/replacement project shall be approved, will be allowed to take into consideration any existing shoreline protection, and will not be required to have a geological hazard assessment.**
3. **Property owners with currently less than a 25-foot bluff set back shall be given permission to proceed with a vertical sea wall or repair existing sea walls consistent with the planned uniform sea wall within the SPEA.**
4. **The term and conditions for pre-existing permits for shoreline armoring, shall not be altered**. The requirements for a geologic hazard assessment and new monitoring maintenance & repair plans should not be applied to pre-existing permits, prior to the adoption of the proposed LCP and Code Amendments.
5. **There shall be no new limitations on shoreline protection imposed by the County that are more restrictive than what is permitted under the Coastal Act.**
6. **Existing armorment within FEMA Flood Zone Areas will be allowed to be maintained and repaired subject to the conditions of the current Coastal Development Permit.**

Steve Forer
President, Coastal Property Owners Association of Santa Cruz County