**COASTAL PROPERTY OWNERS ASSOCIATION – SANTA CRUZ COUNTY**

**ANNUAL MEETING via Zoom on Thursday, November 12, 2020**

**7:00 – 8:30 p.m.**

Date: Thursday, 11/12/20

Time: 7:00 – 8:30 p.m.

Join Zoom Meeting  
[https://us02web.zoom.us/j/84492545137?pwd=N2ZJM1paUGpWSmVKLy9lbDFUUFA1QT09](https://www.google.com/url?q=https%3A%2F%2Fus02web.zoom.us%2Fj%2F84492545137%3Fpwd%3DN2ZJM1paUGpWSmVKLy9lbDFUUFA1QT09&sa=D&source=calendar&usd=2&usg=AOvVaw1iB-2EP-sKwXIsfLeiOpBW)

Meeting ID: 844 9254 5137  
Passcode: 694568  
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Meeting ID: 844 9254 5137  
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Find your local number: [https://us02web.zoom.us/u/kcXGU6SFZF](https://www.google.com/url?q=https%3A%2F%2Fus02web.zoom.us%2Fu%2FkcXGU6SFZF&sa=D&source=calendar&usd=2&usg=AOvVaw2m5G5seYRWOzQomqq-0Z35)

**We will be discussing the latest approved version of the Local Coast Plan documents. Please plan to participate. We have invited County Supervisors John Leopold, Zach Friend, Kathy Molloy and David Carlson from the Planning Department to participate.**

The Santa Cruz County Board of Supervisors approved the revised Local Coastal Plan, Public Safety 6.4 Local Coastal Program for Coastal Bluffs and Beaches, and Chapter 16.10 Geohazard Code Amendments on September 15, 2019. The LCP will now be forwarded to the California Coastal Commission for review and approval. It is anticipated they will respond within 90 days or request an extension for their review.

**CPOA is asking for questions from Coastal Property owners, to be discussed at an annual CPOA meeting (11/12/20).** Please submit your questions to <https://www.coastalpropertyowners.org/>

You may obtain a copy of the latest changes to the LCP documents from the following website links.

<http://santacruzcountyca.iqm2.com//Citizens/detail_meeting.aspx?ID=1815>

Download attachments:

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| j. | [Public Safety Element Section 6.4 changes since 3-10-20 (strikeout-underline copy)](http://santacruzcountyca.iqm2.com/Citizens/FileOpen.aspx?Type=4&ID=27626&MeetingID=1815) |
| k. | [Chapter 16.10 changes since 3-10-20 (strikeout-underline)](http://santacruzcountyca.iqm2.com/Citizens/FileOpen.aspx?Type=4&ID=27627&MeetingID=1815) |

Here are examples of some of the questions we have already submitted to the Planning Department:

1. How has the County modified the language regarding the “one-time only limitation” on major redevelopment/replacement structures on coastal properties?
2. Does the one-time limitation on major redevelopment/replacement structure apply to?
   1. All future projects on the property.
   2. Will the first major redevelopment/replacement project be allowed to take any existing shoreline armament into consideration in determining the minimum 25 foot or 75-year setback for the structure?
   3. Replacements due to natural disasters such as fire or earthquake damage.
   4. Cumulative improvements (< 50% of major structural components).
   5. Is exempt from the new LCP and Safety Code requirements.
   6. Must still meet the 25’ set back or 75 year estimated erosion.
   7. Will future property owners be allowed to make major improvements?
   8. Major redevelopment/replacements in FEMA Flood Zone Areas should be based on a rolling consecutive 5-year period.
3. Will both the FEMA standards and the LCP requirements be applied to properties in FEMA Flood Zone Areas?
4. What options are available for improvement/replacement structures on the beaches in FEMA Flood Zone areas?
5. There should be no new limitations on shoreline protection imposed by the County that are more restrictive than what is permitted by the Coastal Act.
6. Will the first major redevelopment/replacement project be approved, be allowed to take into consideration any existing shoreline protection, and will not be required to have a geological hazard assessment?
7. Within the Shoreline Protection Exception Area (SPEA) extending from Soquel Point (APN 028-304-72) to the Capitola City border, allow for the construction of a vertical, uniform sea wall, which is esthetic, blends in with coastline, and provides for additional horizontal public access.
   1. There are currently 16 properties with structures along Opal Cliffs that are less than the required 25-foot set back and are at risk for further coastal bluff erosion. Will they be allowed to construct a vertical sea wall to protect their parcel from further bluff erosion in accordance with the plan for a uniform sea wall, before a GHAD is formed and the plans are finalized for the uniform sea wall?
   2. For property owners with existing sea walls, will they be allowed to repair and redesign their protective structures so that they can be interfaced and connected to the uniform sea wall?
   3. Will existing sea walls be taken into consideration when calculating the required set back?
   4. Are structures within the Shoreline Protections Exception Area (SPEA) be exempt from the 25-foot set back, geological hazards assessment, and mitigation fees?
8. For properties along East Cliff Drive from the Harbor to Soquel Point, how will the Shoreline Management Plans be developed?
   1. Who will participate in the development of the Shoreline Management Plans?
   2. Will there be a feasibility study to investigate the feasibility of removing the revetment rocks to be replaced with a vertical seawall like that proposed in the SPEA?
   3. What if it is not economically and environmentally feasible to remove the revetment rocks, and it would place the public safety and infrastructure at risk?
9. Under what circumstances may the County grant a waver to the 75 year or 25-foot setback requirement?
10. If a structure is damaged due to coastal erosion or wave run-up, what additional limitations and requirements will be imposed on replacement/repair structures?
11. Will the new requirements for a geologic hazard assessment and new monitoring maintenance & repair plans be applied to pre-existing permits for shoreline protection, prior to the adoption of the proposed LCP and Code Amendments?
12. We are concerned about how these limitations will affect our property values and impose additional deed restrictions, which must be disclosed upon sale.
13. Under what specific circumstances will the new LCP requirements for mitigation fees and recordation of accepted risk on the property deeds be required?
    1. If the property is not located in the SPEA or designated area with a Shoreline Management Plan?
    2. If there is a triggering event requiring a new Coastal Development Permit?

These are only some of the questions CPOA has submitted to the County Planning Department. During the annual CPOA meeting (11/12/20) members will have an opportunity to ask additional questions and get responses from the County. **We are therefore encouraging all coastal property owners to review the LCP documents and submit your additional questions to CPOA, by October 30, 2020.**

[**https://www.coastalpropertyowners.org/**](https://www.coastalpropertyowners.org/)

Steve Forer

President, CPOA - SC