

***Coastal Property Owners Association***

***of Santa Cruz County***

(a non-profit California corporation)

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February 10, 2014

Ms. Hilary Papendick and Ms. Lesley Ewing  
California Coastal Commission  
c/o Sea-Level Rise Work Group  
45 Fremont Street, Suite 2000  
San Francisco, CA 94105

RE: Draft Sea-Level Rise Policy Guidance comments

Dear Ms. Papendick and Ms. Ewing:

The Coastal Property Owners Association of Santa Cruz County represents the interests of the 2,000 Santa Cruz County coastal property owners whose addresses are impacted by the erosive forces of the ocean.

The Draft Sea-Level Rise Policy Guidance reveals the many complexities and difficult choices we face based on future sea level rise.

It is difficult to imagine that a passive approach such as "planned retreat" would be a feasible alternative to protecting the many coastal and low-lying cities in California such as Santa Cruz, Capitola, Newport Beach, Malibu, Los Angeles, and San Diego and those fronting the San Francisco Bay such as San Jose, Palo Alto, Oakland and Sausalito.

There is concern that "green solutions" such as sand replenishment will have little impact against a constantly rising sea level. If we are to protect the vast majority of California residents and cities then permanent defenses such as armoring must be considered. We need to be focused on solutions that best serve the interests of the public and our state. Caution should be taken in instituting increasingly higher hurdles to reaching and implementing these solutions.

The proposed guideline should also have an equitable balance between private and public lands. The suggestion to "abandon and remove bluff-top homes" and "require property owners to waive the right to shoreline protection in the future" puts an undue burden on California's property owners. These suggestions run counter to the California Constitution which provides "all people...inalienable rights" specifically including "protecting property" (Article I, section 1).

Our hope is that the Draft Sea-Level Rise Policy Guidance will benefit all Californians without placing undue hardships on private property owners.

Sincerely,

  
Keith Adams  
President