

Comments given to Planning Commission during Meeting of April 26, 2023.

Thank you, Commissioner Ketcham, for an excellent presentation and for bringing this topic to this meeting. I am heartened to hear that County Planning is aware of these issues and moving towards actions to strengthen their ability to enforce policies that protect public lands and the environment.

I would add just a few comments.

No question that this is a complex problem that requires protection of public and private properties.

Coastal armoring is a government sanctioned taking from the public. Sometimes the loss is immediate due to placement of armoring on public lands and other times it is a taking years later as the structures fail. The Montara State Marine Protected Area shoreline (where Pillar Point bluffs, Fitzgerald Marine Reserve and Montara State Beach are located) is littered with debris from failed armoring. Most importantly the placement of **hard armoring almost always causes loss of the beach** in front of the armoring. This is a public taking with no mitigation possible other than removal of the armoring.

Many of the projects coming before you represent opportunities to enforce managed retreat and modern methods of protecting coastal lands from erosion such as living shorelines. The most important action by permitting agencies is to deny permits for armoring and or development in areas that are at risk.

Please use all available enforcement tools to protect our shorelines and continue your stated efforts to add policy and legal tools that help you protect our shoreline and the public's right to coastal access.

Respectfully,

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