

Dear Coastal Neighbor,

My name is Jim Vaudagna and I am the owner of 276 Beach Drive in Aptos. I am writing to inform you that the County is proposing onerous new policies that will adversely affect coastal properties. The County has scheduled a study session and public discussion about the policies on February 13, 2019 at 9:00 AM at 701 Ocean Street, Room 525, Santa Cruz, CA. It is extremely important for members of the coastal community to attend the meeting and express our concerns. If you cannot attend the meeting, I urge you to have a family member or friend be there to represent you. There are many flawed items in the coastal policy amendments. A few are outlined below:

1. A property deed recording requiring a waiver of rights, an indemnification to the County of Santa Cruz and the California Coastal Commission, and an acknowledgement of Hazard Risk assumed by the property owners when applying for improvement, reconstruction or new construction permits.
2. Unreasonable recorded deed restrictions would also state that after the year 2040 your home or shoreline protection may require removal or relocation. All existing permits will expire.
3. New sand mitigation fees (taxes) for coastal properties are excessive, punitive and have not been clearly defined nor justified.
4. The amendments do not adequately address the need for private property coastal protection as a first line of defense in protecting public access and County infrastructure.

Many coastal homeowner volunteers have been working hard reviewing the language to see exactly how the policies will be affecting coastal homes and will be providing feedback at this meeting. We also are encouraging people to speak out about their concerns. If you have not already done so please send your e-mail to me at jvaudagna@comcast.net so I can send additional information. This way you can be prepared for the meeting. Also, it is costly and time consuming for the volunteers to do paper mailings so e-mails will help us communicate faster, cheaper and pave the way to build a coalition of homeowners more quickly. If you could also provide a phone number in the e-mail it would be appreciated so I can make follow up calls when necessary. I will ONLY use your information to keep you apprised of critical coastal property events.

This would be an excellent time to meet some of your neighbors and get involved in protecting your property rights. If we don't act now the County will pass the new rules and we will have to live with the consequences. **The time to act is NOW!**

If you would like to contact me my number is 408-998-1488.

Thank you for your assistance,

Jim Vaudagna
1445 W San Carlos St
San Jose, CA 95126