

WILL THE GOVERNMENT PROTECT MY HOME?



In the short term, probably, but only on a temporary basis. In the long term, probably not. The state and local government agencies over the long run will likely not do anything to protect your home; in fact, in some instances they are stepping in to ask people on Beach Road to give up their constitutional rights to protect their homes, in exchange for a building permit. In many instances, this prevents them from protecting their homes in the future.

The California Coastal Commission's (CCC) solution requires us to abandon our homes as part of a long-term strategy of "managed retreat." This policy involves abandoning coastal development or moving structures further inland. Managed retreat can be defined as simply allowing an eroding shoreline to move inward and, in response, demolishing or relocating buildings from the encroaching shoreline. The CCC has frequently used its substantial permitting and enforcement powers to force an owner to encumber the private use of their land which is in conflict with constitutional property rights. The CCC and City of Dana Point are currently preventing people from protecting their homes. As a result, we need to prepare for how we're going to handle this threat and protect our homes.

For more information see:
<https://www.coastal.ca.gov/#>

WHAT CAN YOU, AS A HOMEOWNER DO TO HELP?

Initially, you have already taken some action to protect your homes against wave run-up. The Shoreline Protection Committee and the Board know that the efforts taken so far are temporary and will not protect your home in the long run.

The Committee is researching and studying all options that might be available to enable this community to have a pathway and a means to a more permanent protective infrastructure. Being a government agency, the District is entitled to expand its powers, possibly to the extent that would enable us to regulate development on the beach. The legal team and the Committee are working in this direction right now.

The Committee currently has two active homeowner members and could benefit from increased participation and support by a few more interested members. If you are concerned about the future of Beach Road, let the Committee and the Board hear your voice in support of shoreline protection.

WE NEED YOUR HELP!

Volunteer to help the Shoreline Protection Committee today!

To volunteer and save your home, please contact Capistrano Bay Community Services District General Manager Don Russell.

PHONE: (949) 496-6576
E-MAIL: drussell@capobay.org

We encourage your support and we look forward to working together to protect our homes!



SHORELINE PROTECTION & PRESERVATION

Informational Materials

This is the first in a series of informational flyers to inform the community on the District's efforts to protect your homes

The people in Capistrano Bay have been dealing with sea level rise in our own backyards for decades. Our losses could be catastrophic if we don't take immediate action. Sea level rise is one of the biggest threats to our sandy beaches and more importantly, to our homes.

Recently, news stories in Vanity Fair, OC Register and a number of other news outlets, are exposing and educating the public about the continuing dangers of sea level rise and the communities who have already lost their homes and property because of sea level rise and wave run-up intrusion. As a result, the Board of Directors formed a committee of homeowners, The Shoreline Protection Committee, and engaged the legal services of the firm Galuppo & Blake to work with the Committee and the Board to address the issues that negatively affect the beach and our homes along Beach Road.

WHY SHOULD YOU CARE ABOUT SHORELINE PROTECTION?

The scientists are telling us that rising global temperatures are causing ice caps to melt and seawater to expand, which in turn is causing sea levels to rise. Additionally, due to erosion control and excessive development, sand is no longer being transported out of the local watershed to seasonally replenish our beaches. Within the upcoming years, this will produce further beach erosion; and ankle-deep floods will likely become knee-deep, waist-deep and eventually strong enough to wash away cars, and quite possibly our homes. Sea level rise may cause more than 42,000 homes in California, including ours on Beach Road to be flooded, with seawater running against and through our homes.

A US Geological Survey estimated that without intervention, as much as 67 percent of Southern California's beaches could be lost to rising seas by the end of the century.

How much damage these areas will suffer, and how much increased costs cities, counties, states and our nation will face, depends in part on how much planning and preparation officials and citizens engage in now. Proactive homeowners have taken initiative to shore up their beachfront with sandbags, gabions and other means but we know this can only provide temporary protection. A more permanent solution will be needed in the decades to come.



HOW DOES THE MOVEMENT OF THE MEAN HIGH TIDE LINE AFFECT YOU?

In short, if we do not act now, the movement inland of the mean high tide line (MHTL) may cause you to lose your land, the beach in front, and your home, forcing you to relocate your family, and all your possessions.

On the California coast, by law, the line between private lots and public land is typically drawn along the MHTL. As sea levels rise, the MHTL is moving inland due to the loss of sand. The MHTL is and will continue to encroach on land that is currently held and owned privately, by you. The California Constitution states that all property below the MHTL belongs to the state. As a result, as the MHTL moves onto your property you will lose the ownership of the land below the MHTL to the state.

The Shoreline Protection Committee for Capistrano Bay Community Services District has already hired a hydrologist who has confirmed that the sand on our beaches will not be coming back and the MHTL will continue to move inland towards our homes. As the MHTL moves inland, the back of your property also moves inland. It is unclear what will happen when that MHTL is inland of your deck or house, however it is clear that once the land is state owned your rights to defend it will be gone. As a result the shoreline protection committee and Board are both trying to take action before it is too late to do so.

