

From: [Kate Broderick](#)
To: [Planning Commission](#); [Ray Mueller](#)
Cc: [MCC](#)
Subject: Urgent Concerns Regarding Development in Seal Cove Critical Geotechnical Hazards Area
Date: Thursday, March 27, 2025 10:49:38 AM

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Dear Supervisor Mueller and Members of the Planning Commission,

I am writing to express serious concerns about the continued approval of new development in Seal Cove, which has been designated a local emergency due to critical geotechnical hazards. See

https://mwsd.montara.org/assets/docs/board/collateral/320/NB_1_1.pdf

Despite this designation, six new houses have been built in recent years, and another is set to begin construction next month. The ongoing approvals of these projects fail to address the reality that our neighborhood is literally crumbling into the ocean.

Each new construction project damages the foundation and access to street utilities for existing homes. Additionally, we now have only one viable entrance and exit road for the entire neighborhood because the other was lost to erosion. When I raised these concerns at the Design Commission, I was told that the County has no responsibility for maintaining our roads, referring to them as “paper roads.”

Given the local emergency declaration and the evident safety risks, I ask:

- Why is another house being permitted in this hazardous area?
- What steps is the County taking to protect existing residents from further damage?
- Will the Planning Commission reassess its approach to approving development in Seal Cove?

Our community is at serious risk, and we need immediate action to prevent further harm. I urge you to provide a clear response on how the County plans to ensure the safety and stability of our neighborhood moving forward.

I appreciate your attention to this urgent matter and look forward to your response.

Sincerely,

Kate Broderick

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Preferred Pronouns: She/Her

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