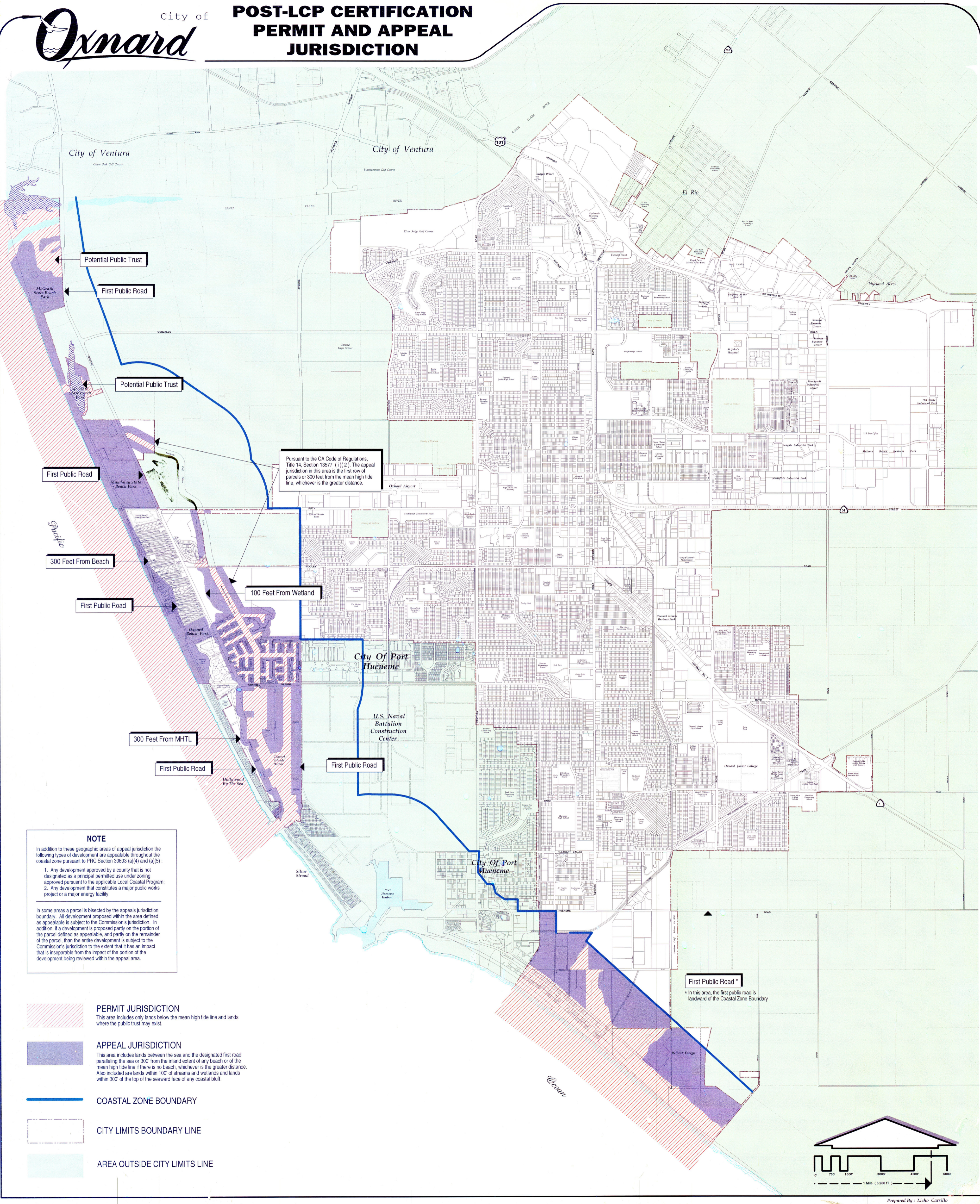


POST-LCP CERTIFICATION PERMIT AND APPEAL JURISDICTION



Pursuant to the CA Code of Regulations, Title 14, Section 13577 (i)(2), the appeal jurisdiction in this area is the first row of parcels or 300 feet from the mean high tide line, whichever is the greater distance.

NOTE

In addition to these geographic areas of appeal jurisdiction the following types of development are appealable throughout the coastal zone pursuant to PRC Section 30603 (a)(4) and (a)(5):

1. Any development approved by a county that is not designated as a principal permitted use under zoning approved pursuant to the applicable Local Coastal Program;
2. Any development that constitutes a major public works project or a major energy facility.

In some areas a parcel is bisected by the appeals jurisdiction boundary. All development proposed within the area defined as appealable is subject to the Commission's jurisdiction. In addition, if a development is proposed partly on the portion of the parcel defined as appealable, and partly on the remainder of the parcel, then the entire development is subject to the Commission's jurisdiction to the extent that it has an impact that is inseparable from the impact of the portion of the development being reviewed within the appeal area.

- PERMIT JURISDICTION**
This area includes only lands below the mean high tide line and lands where the public trust may exist.
- APPEAL JURISDICTION**
This area includes lands between the sea and the designated first road paralleling the sea or 300' from the inland extent of any beach or of the mean high tide line if there is no beach, whichever is the greater distance. Also included are lands within 100' of streams and wetlands and lands within 300' of the top of the seaward face of any coastal bluff.
- COASTAL ZONE BOUNDARY**
- CITY LIMITS BOUNDARY LINE**
- AREA OUTSIDE CITY LIMITS LINE**

First Public Road *
* In this area, the first public road is landward of the Coastal Zone Boundary

