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

*The Appeal Jurisdiction shown on this map may include areas adjacent to streams depicted on the corresponding USGS 7.5 minute quadrangle maps that have been channelized or otherwise altered. Pursuant to 14 C.C.R. §13577(a), channelized streams not having significant habitat value should not be considered as a basis for delineating stream appeal jurisdiction.
Post LCP Certification Permit and Appeal Jurisdiction

Index Map: County of Orange

Cities of: Aliso Viejo, Costa Mesa, Dana Point, Huntington Beach, Irvine, Laguna Beach, Laguna Niguel, Newport Beach, San Clemente, Seal Beach

Permit Jurisdiction

This area includes tidelands, submerged lands, and lands that are subject to the public trust or were subject to the public trust at any time.

Appeal Jurisdiction

This area includes lands between the sea and the designated that public must navigating the sea or within 300 feet of the seaward 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 feet of streams and wetlands and lands within 300 feet of the top of the seaward face of any coastal bluff.

First Public Road

100 Feet from Stream Top of Bank
300 Feet from Top of Coastal Bluff
300 Feet from Inland Extent of Beach
300 Feet from Mean High Tide Line

Appeal Jurisdiction (P.R.C. §30613)

Areas of
Deferred Certification (ADC)

Certified Coastal Long Range Development Plan

Coastal Zone Boundary

City Boundary

Note 1

The coastal zone boundary depicted on this map may have been revised due to legislative amendments, digital or paper boundary adjustments approved by the California Coastal Commission pursuant to Public Resources Code §30103. The digital version of this Coastal Zone Boundary is shown by a continuous red line. This map also reflects subsequent legislative and Coastal Commission changes. The boundaries shown on this map are not to be used for establishing or depicting State ownership boundaries or granted tide lands and are to be used in reference to the public trust. Appeals and submissions within the appeal area defined as appealable is subject to the California Coastal Commission appeal jurisdiction. Appeal Jurisdictions only. This map has not been approved by the Coastal Commission pursuant to Public Resources Code §30103. The digital Coastal Zone Boundary includes attribution notes (Note 2, Note 3, and Note 5).

Note 2

The coastal zone boundary depicted on this map is based on a digital version of the boundary depicted on maps adopted by the California Coastal Commission pursuant to Public Resources Code §30103, and modified from time to time by legislative amendments and minor boundary adjustments. Both the adopted boundary and the digital version of this map were conformally projected copies of the original adopted boundary and also reflect subsequent legislative and Coastal Commission changes. In addition, the boundaries shown on this map are not to be used for establishing or depicting State ownership boundaries or granted tide lands and are to be used in reference to the public trust. Appeals and submissions within the appeal area defined as appealable is subject to the California Coastal Commission appeal jurisdiction. Appeal Jurisdictions only. This map has not been approved by the Coastal Commission pursuant to Public Resources Code §30103. The digital Coastal Zone Boundary includes attribution notes (Note 2, Note 3, and Note 5).

Note 3

This map has been prepared to show where the California Coastal Commission retains post-LCP certification permit and appeal jurisdiction pursuant to P.R.C. §30103(b)(b), and where the local government retains the jurisdiction pursuant to P.R.C. §30103(b)(b)(ii), (iii) and (iv). It updates the existing coastal zone boundary on the GMB map dated 04/2018, which was prepared to reflect the authority with which the local government has retained post-LCP certification permit and appeal jurisdiction in areas that are retained by the Commission.

Note 4

The Appeal Jurisdiction shown on this map may include areas appearing to be retained in the corresponding CUS 7.5 minute quadrangle maps that have been disestablished or otherwise altered. Pursuant to 14 C.C.R. §30103, disestablished areas are not having significant geologic, aesthetic, or historic values and are not to be used as a basis for determining stream appeal jurisdictions.

Note 5

In addition to the geographic areas of appeal jurisdiction depicted hereon, the following types of developments are appealable throughout the coastal zone pursuant to P.R.C. §30103 (a)(4) and (a)(5):

1. Any development (or a part thereof) that is not designated as a proposed permitted use under zoning or development programs, or that is not subject to or is exempt from review pursuant to the public trust, should be referred to the local government and/or the Executive Director of the Commission for determination.
2. Any development that constitutes a major public works project or a major energy facility.

Areas of Deferred Certification (ADC)

Development in this area remains subject to Coastal Commission original permit jurisdiction.

Certified Coastal Long Range Development Plan

Development in this area remains subject to Coastal Commission review and approval at Coastal Commission review of projects approved under a Long Range Development Plan.

Coastal Zone Boundary

City Boundary

Note 6

The boundaries shown on this map are not to be used for establishing or depicting State ownership boundaries or granted tide lands and are to be used in reference to the public trust. Appeals and submissions within the appeal area defined as appealable is subject to the California Coastal Commission appeal jurisdiction. Appeal Jurisdictions only. This map has not been approved by the Coastal Commission pursuant to Public Resources Code §30103. The digital Coastal Zone Boundary includes attribution notes (Note 2, Note 3, and Note 5).

Note 7

The boundaries shown on this map are not to be used for establishing or depicting State ownership boundaries or granted tide lands and are to be used in reference to the Coastal Commission Post LCP Certification Permit and Appeal Jurisdictions only. This map may have been approved by the Coastal Commission pursuant to Public Resources Code §30103. The digital version of this Coastal Zone Boundary is shown by a continuous red line. This map also reflects subsequent legislative and Coastal Commission changes. In addition, the boundaries shown on this map are not to be used for establishing or depicting State ownership boundaries or granted tide lands and are to be used in reference to the public trust. Appeals and submissions within the appeal area defined as appealable is subject to the California Coastal Commission appeal jurisdiction. Appeal Jurisdictions only. This map has not been approved by the Coastal Commission pursuant to Public Resources Code §30103. The digital Coastal Zone Boundary includes attribution notes (Note 2, Note 3, and Note 5).

Note 8

Development on Federal Lands requires a Coastal Commission Coastal Development Permit or federal consistency certification or determination.