

Post-Local Coastal Program Implementation Plan

Approximate Boundaries of Permit Jurisdiction and Appeal Areas  
Map 3 of 3

**DRAFT**

Revision Date: 08/27/2015

-  Permit Jurisdiction Land
-  Permit Jurisdiction Water

This area includes submerged lands below the mean high tide line or lands where the public trust may exist.

-  Appeal Jurisdiction

This area includes lands between the sea and the designated first public 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.

**Legend**

-  Local Coastal Zone Boundary
-  City Boundary
-  Blue Line Stream

**Defined Extent for Appeal Area**

-  First Public Road
-  300 ft From Beach
-  300 ft From MHTL (Mean High Tide Line)
-  100 ft From Stream
-  100 ft From Wetland
-  300 ft From Bluff Edge

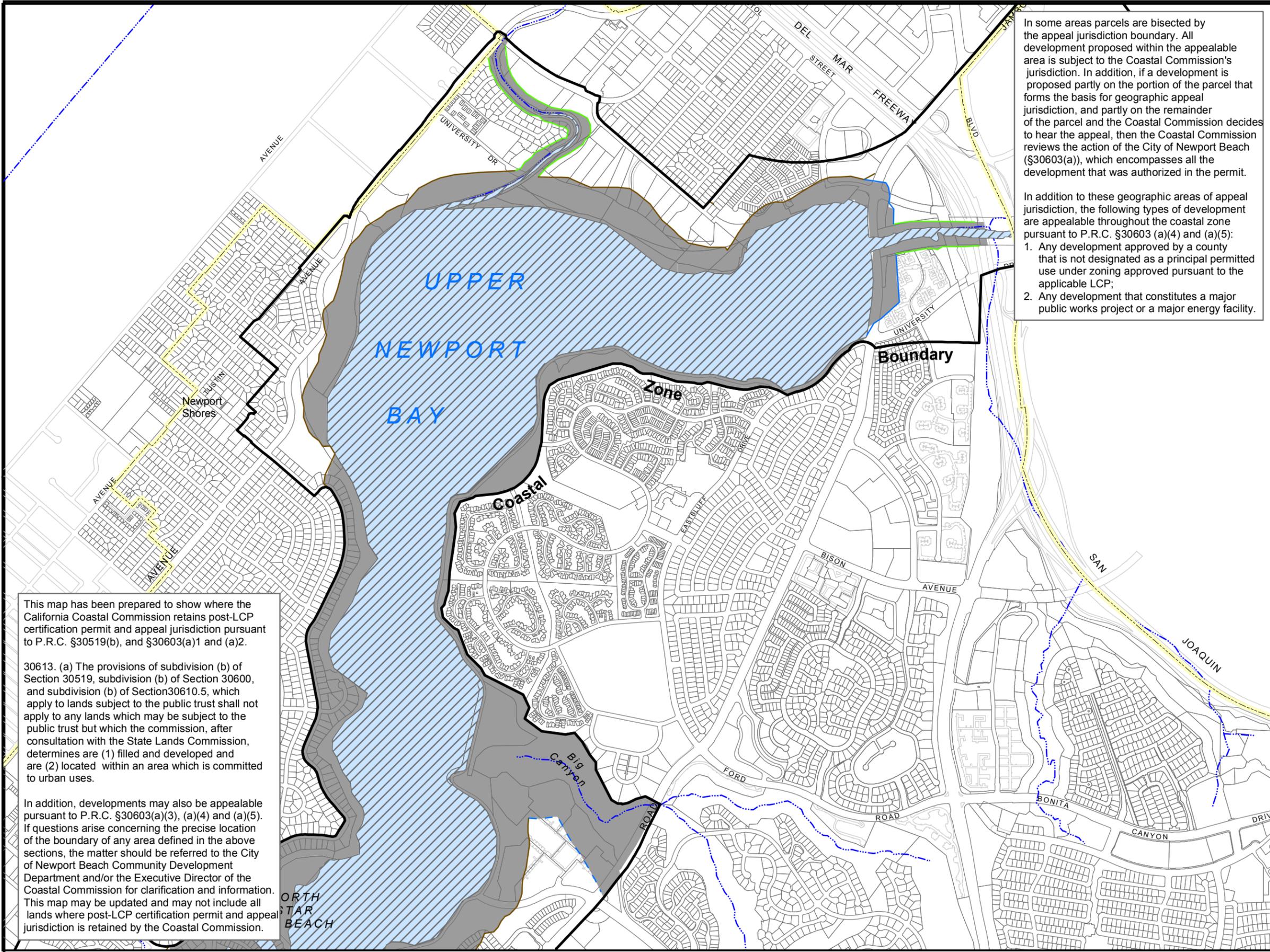
**KEY MAP**



In some areas parcels are bisected by the appeal jurisdiction boundary. All development proposed within the appealable area is subject to the Coastal Commission's jurisdiction. In addition, if a development is proposed partly on the portion of the parcel that forms the basis for geographic appeal jurisdiction, and partly on the remainder of the parcel and the Coastal Commission decides to hear the appeal, then the Coastal Commission reviews the action of the City of Newport Beach (§30603(a)), which encompasses all the development that was authorized in the permit.

In addition to these geographic areas of appeal jurisdiction, the following types of development are appealable throughout the coastal zone pursuant to P.R.C. §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 LCP;
2. Any development that constitutes a major public works project or a major energy facility.



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. §30519(b), and §30603(a)1 and (a)2.

30613. (a) The provisions of subdivision (b) of Section 30519, subdivision (b) of Section 30600, and subdivision (b) of Section 30610.5, which apply to lands subject to the public trust shall not apply to any lands which may be subject to the public trust but which the commission, after consultation with the State Lands Commission, determines are (1) filled and developed and are (2) located within an area which is committed to urban uses.

In addition, developments may also be appealable pursuant to P.R.C. §30603(a)(3), (a)(4) and (a)(5). If questions arise concerning the precise location of the boundary of any area defined in the above sections, the matter should be referred to the City of Newport Beach Community Development Department and/or the Executive Director of the Coastal Commission for clarification and information. This map may be updated and may not include all lands where post-LCP certification permit and appeal jurisdiction is retained by the Coastal Commission.