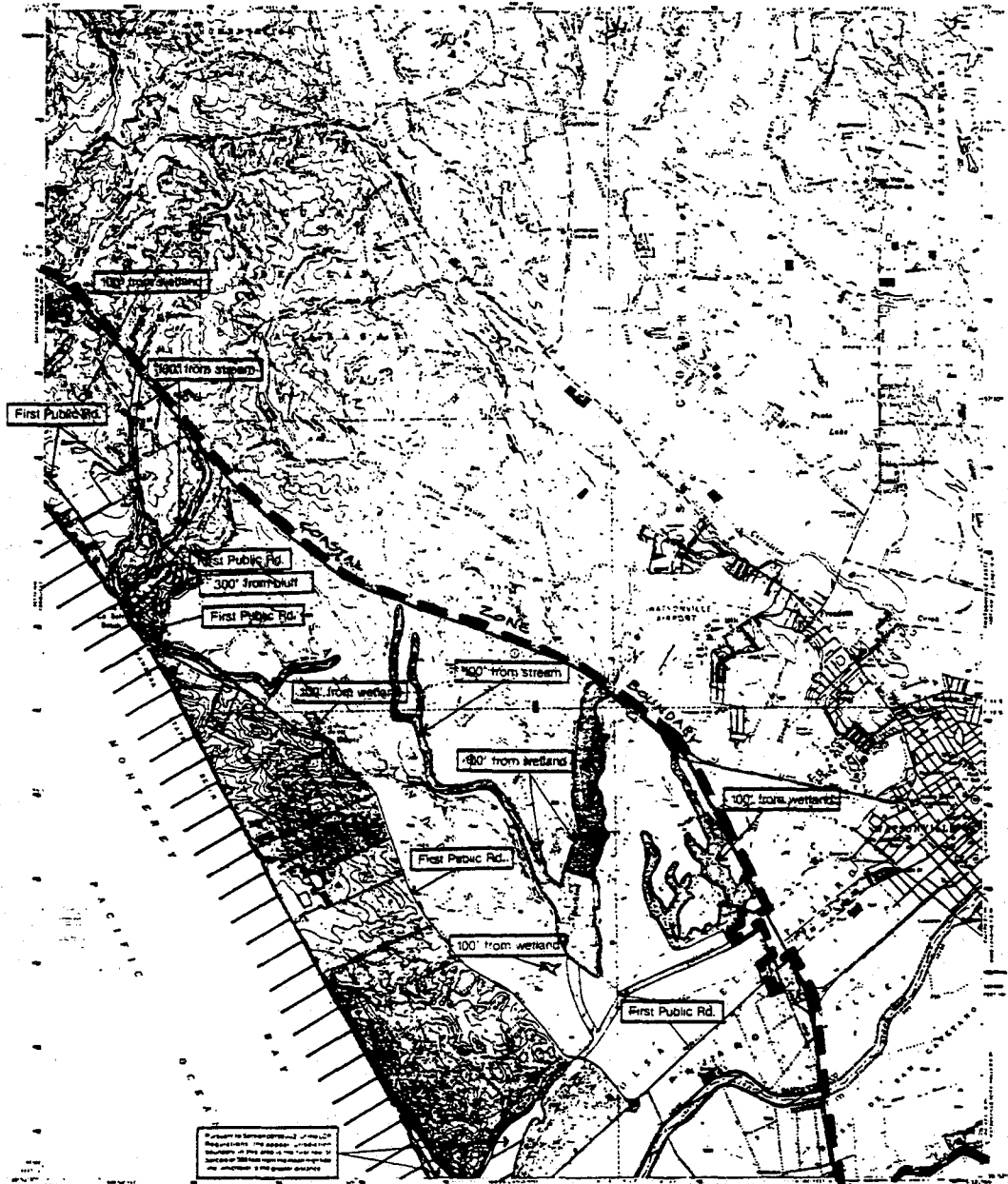


**Appendix 14**  
**Area of Appeal**  
**to the**  
**California Coastal Commission**



DRAFT

Approved by the California Coastal Commission on  
 March 1, 1977, as amended with the supplemental map pursuant to Section  
 30234 of the Coastal Act of 1972.  
 Approved by the County of Santa Cruz on  
 January 1, 1977, as amended with the supplemental map pursuant to Section  
 30234 of the Coastal Act of 1972.  
 Approved by the County of Monterey on  
 January 1, 1977, as amended with the supplemental map pursuant to Section  
 30234 of the Coastal Act of 1972.  
 Approved by the State of California on  
 January 1, 1977, as amended with the supplemental map pursuant to Section  
 30234 of the Coastal Act of 1972.

The following map was prepared by the California Coastal Commission on  
 March 1, 1977, as amended with the supplemental map pursuant to Section  
 30234 of the Coastal Act of 1972.  
 1. Where the Coastal Commission has determined that an additional map of any  
 part of the map is necessary to show the boundary of the coastal zone or the  
 right-of-way as it exists as of January 1, 1977, or as amended by the  
 supplemental map pursuant to Section 30234 of the Coastal Act of 1972,  
 the supplemental map shall be filed with the Commission.  
 2. It is the intention of the Commission, that such development such as  
 construction of such walls, dikes, levees, or other developments serving primarily  
 for the related purpose of flood control or protection, not considered as a  
 development project as defined in Section 30234 of the Coastal Act of 1972,  
 shall be subject to the provisions of the Coastal Act of 1972, as amended,  
 as applicable to the project.

The coastal zone boundary shown on this map has been revised pursuant to Public Law  
 95-603, Section 30234, as amended by the Coastal Act of 1972, effective  
 January 1, 1977.

**Post LCP Certification  
Permit and Appeal Jurisdiction**  
County of Santa Cruz      County of Monterey

Permit Jurisdiction

Appeal Jurisdiction

California Coastal Commission

**NOTE**

1. In addition to these geographic areas of appeal jurisdiction  
 the following areas of development are prohibited throughout  
 the coastal zone pursuant to PRC Section 30263 (a)(1)  
 and (a)(2).  
 2. Any development approved by a county that is not  
 approved pursuant to the applicable Local Coastal Program  
 shall constitute a major public  
 works project or a major energy facility.

3. Areas where the border is indicated by the dashed permit-  
 tion boundary, only that portion of the border within the  
 area defined as appealable is subject to the Commission's  
 appeal jurisdiction.

Prepared by: M.L.S.	Date: 1/1/77
Approved by: Commission	
Reviewed by:	
Date:	By: Com. Action
2/1/77	JMC
2/1/77	JMC
2/1/77	JMC

**CALIFORNIA COASTAL COMMISSION      COASTAL ZONE**

KILOMETERS  
 SCALE: 1:24,000  
 THOUSAND FEET

ACRES DATE 5/1/77

40 BY M.L.S.

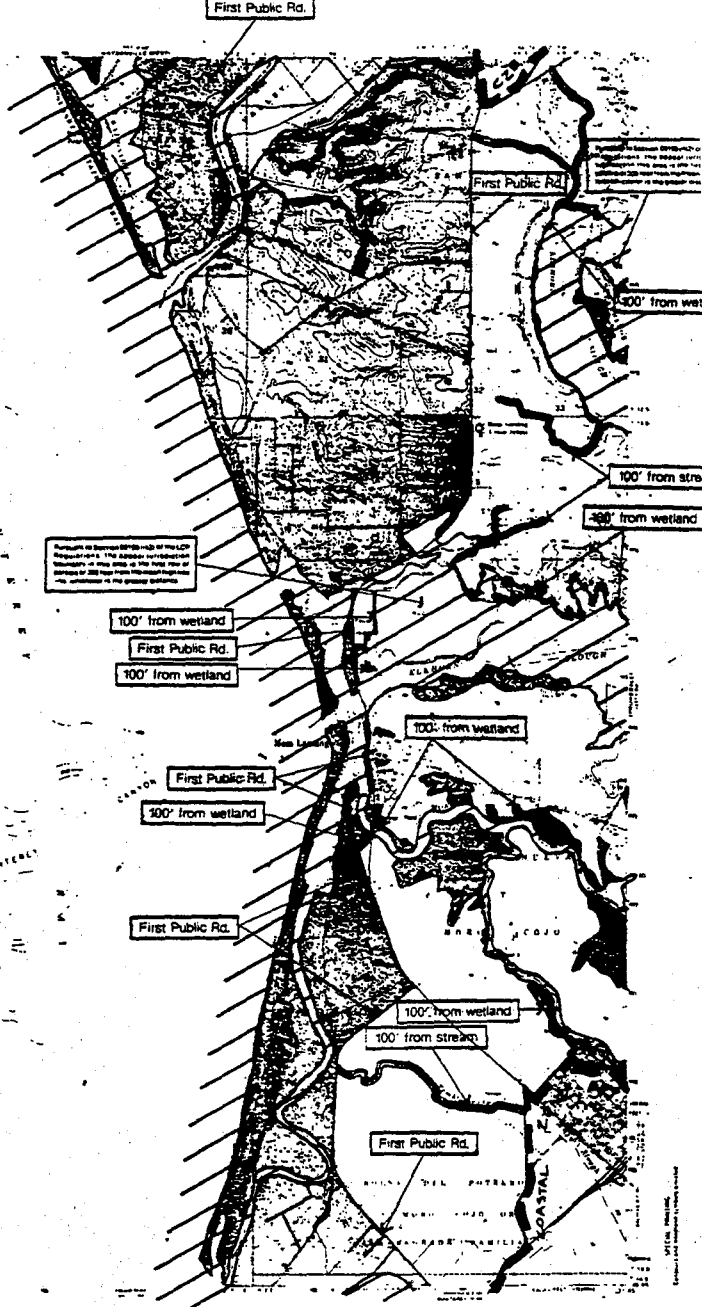
Map 74

WATSONVILLE WEST

DRAFT



DRAFT



County of Santa Cruz  
 Approved: \_\_\_\_\_  
 Date: \_\_\_\_\_  
 County of Monterey  
 Approved: \_\_\_\_\_  
 Date: \_\_\_\_\_

The following notice was approved by the California Coastal Commission on March 1, 1977 in compliance with the provisions of Section 30200 of the California Coastal Act of 1972.

1. Unless the Coastal Zone Inventory indicates that a proposed project is within the boundary of the Coastal Zone and for the purpose of this notice, the boundary of the Coastal Zone shall be the inland boundary of the Coastal Zone as shown on the map of the Coastal Zone Inventory as of January 1, 1977. It is intended for purposes of this notice that the boundary of the Coastal Zone shall not be more than 100 feet inland from the coastal line.

2. It is the policy of the Commission, that other development such as development of state lands, education, or other development serving primarily the public use of state lands or education, be excluded from the Coastal Zone as defined by Section 30200 of the California Coastal Act of 1972, in order to provide for the development of such lands through the permit or appeal process of the Coastal Zone Inventory.

The coastal zone boundary shown on this map is a simplified copy of the map prepared by the California Coastal Commission pursuant to Section 30200 of the California Coastal Act of 1972 (California Public Resources Code Section 30200) in 1977, in order to provide a simplified copy of the map for purposes of this notice, and is not intended to be used for any other purpose.

Under the provisions of Section 30200 of the California Coastal Act of 1972, no project, including any project on state lands, shall be permitted or approved by the Commission if it is located within the Coastal Zone and is not in compliance with the provisions of the Coastal Zone Inventory as of January 1, 1977. It is intended for purposes of this notice that the boundary of the Coastal Zone shall not be more than 100 feet inland from the coastal line.

3. It is the policy of the Commission, that other development such as development of state lands, education, or other development serving primarily the public use of state lands or education, be excluded from the Coastal Zone as defined by Section 30200 of the California Coastal Act of 1972, in order to provide for the development of such lands through the permit or appeal process of the Coastal Zone Inventory.

**Post LCP Certification  
 Permit and Appeal Jurisdiction  
 County of Santa Cruz    County of Monterey**

**Permit Jurisdiction**  
This area is subject to the permit process of the Coastal Zone Inventory as of January 1, 1977.

**Appeal Jurisdiction**  
This area is not subject to the permit process of the Coastal Zone Inventory as of January 1, 1977.

The map has been prepared in compliance with the California Coastal Act of 1972 (California Public Resources Code Section 30200) and is intended to provide a simplified copy of the map for purposes of this notice. It is not intended to be used for any other purpose.

0    1000    2000    3000    4000    5000    6000  
 FEET

California Coastal Commission

**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 30203 (a)(4) and (a)(5):

- 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.
- Any development that constitutes a major public works project or a major energy facility.

3. Areas where a parcel is bisected by the address boundary shown on the map of the Coastal Zone Inventory as of January 1, 1977, shall be subject to the permit or appeal process of the Coastal Zone Inventory as of January 1, 1977.

Project No.	Date	Scale

**CALIFORNIA COASTAL COMMISSION      COASTAL ZONE**

↑

ACRES

SCALE 1:24,000

THOUSAND FEET

0 1 2 3 4 5 6

ACRES DATE 5/1/77

BY MHC

MOSS LANDING

Map 76

DRAFT





DRAFT



100' from stream

This preliminary plan was submitted to the California Coastal Commission on March 1, 1977 in accordance with the construction map submitted in Section 20405 of the Coastal Act of 1972.

Where the Coastal Zone boundary follows road or stream right-of-way the boundary of the Coastal Zone shall be the street boundary or the stream right-of-way as of January 1, 1977 or as depicted by contour or other boundary of the Coastal Zone as shown on the map.

It is the intention of the Commission that any development which is subject to the Coastal Act shall be subject to the Coastal Act and shall be subject to the Coastal Act and shall be subject to the Coastal Act.

The coastal plan submitted on this map was submitted pursuant to Public Resource Code Section 26200, as amended by the Coastal Act of 1972, effective January 1, 1973.

This coastal plan boundary shown on this map is a preliminary plan of the plan submitted to the California Coastal Commission pursuant to Section 20405 of the Coastal Act of 1972. The plan is subject to the Coastal Act and shall be subject to the Coastal Act and shall be subject to the Coastal Act.

It is the intention of the Commission that any development which is subject to the Coastal Act shall be subject to the Coastal Act and shall be subject to the Coastal Act.

**Post LCP Certification  
Permit and Appeal Jurisdiction**

County of Monterey      City of Monterey

City of Seaside      City of Sand City      City of Monterey

Permit Jurisdiction

Appeal Jurisdiction

Permit Jurisdiction: Areas where the Commission has jurisdiction to issue permits for development. Appeal Jurisdiction: Areas where the Commission has jurisdiction to review appeals of permits issued by local agencies.

California Coastal Commission

**NOTE**

In addition to these geographic areas, the Commission has jurisdiction over the following areas of development and coastal zone projects but the coastal zone boundary is not shown on this map:

- 1. Any development approved by a local agency is not designated as a principal permitted use under the Coastal Act.
- 2. Any development that constitutes a major public work project or a major energy facility.

In areas where a parcel is located by the address within the area shown as appealable is subject to the Commission's appeal jurisdiction.

APPROVED BY:	DATE:
APPROVED BY:	DATE:
FILE:	DATE:
FILE:	DATE:
FILE:	DATE:
FILE:	DATE:
FILE:	DATE:

**CALIFORNIA COASTAL COMMISSION      COASTAL ZONE**

ACRES      DATE: 3-77

SCALE: 1" = 24,000'      BY: NMC

Map 9

SEASIDE

DRAFT

# DRAFT

**NOTE**

1. All the maps shown on this map are of the same scale and are intended to be used together. The maps are intended to be used together and are not to be used separately.

2. Any development that complies with a major public area project or a major energy facility.

3. Any development that complies with the California Coastal Act of 1972 and the California Coastal Commission's rules and regulations.

**Post LCP Certification  
Permit and Appeal Jurisdiction**  
County of Monterey

City of Monterey    City of Pacific Grove    City of Carmel

Permit Jurisdiction

Appeal Jurisdiction

California Coastal Commission

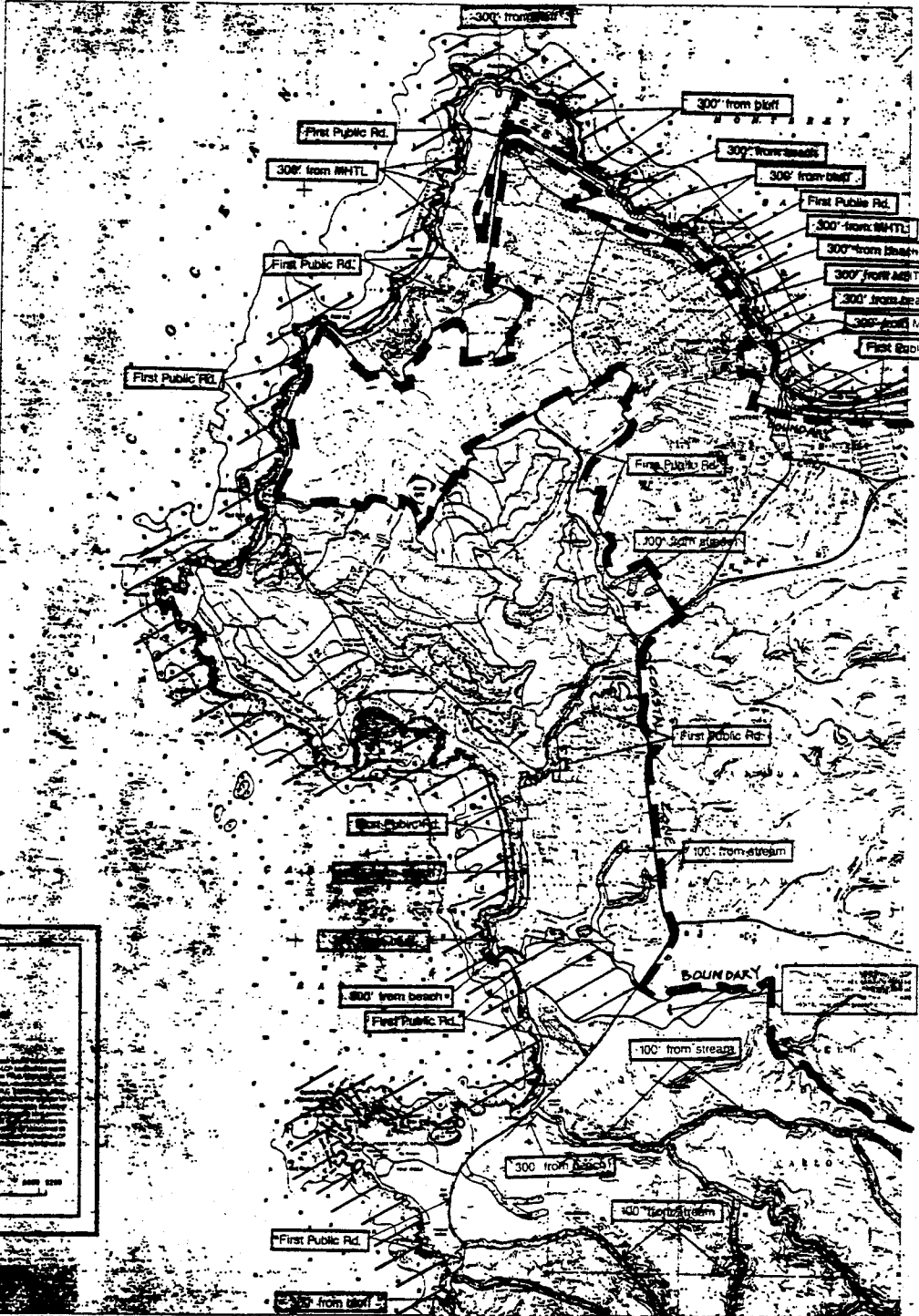
FEET

0 1000 2000

The coastal zone boundary on this map has been revised pursuant to Public Resources Code Section 30500 and amendments to the Coastal Act of 1972, effective January 1, 1982.

The coastal zone boundary on this map has been revised pursuant to Public Resources Code Section 30500 and amendments to the Coastal Act of 1972, effective January 1, 1982.

The coastal zone boundary on this map has been revised pursuant to Public Resources Code Section 30500 and amendments to the Coastal Act of 1972, effective January 1, 1982.



CALIFORNIA COASTAL COMMISSION

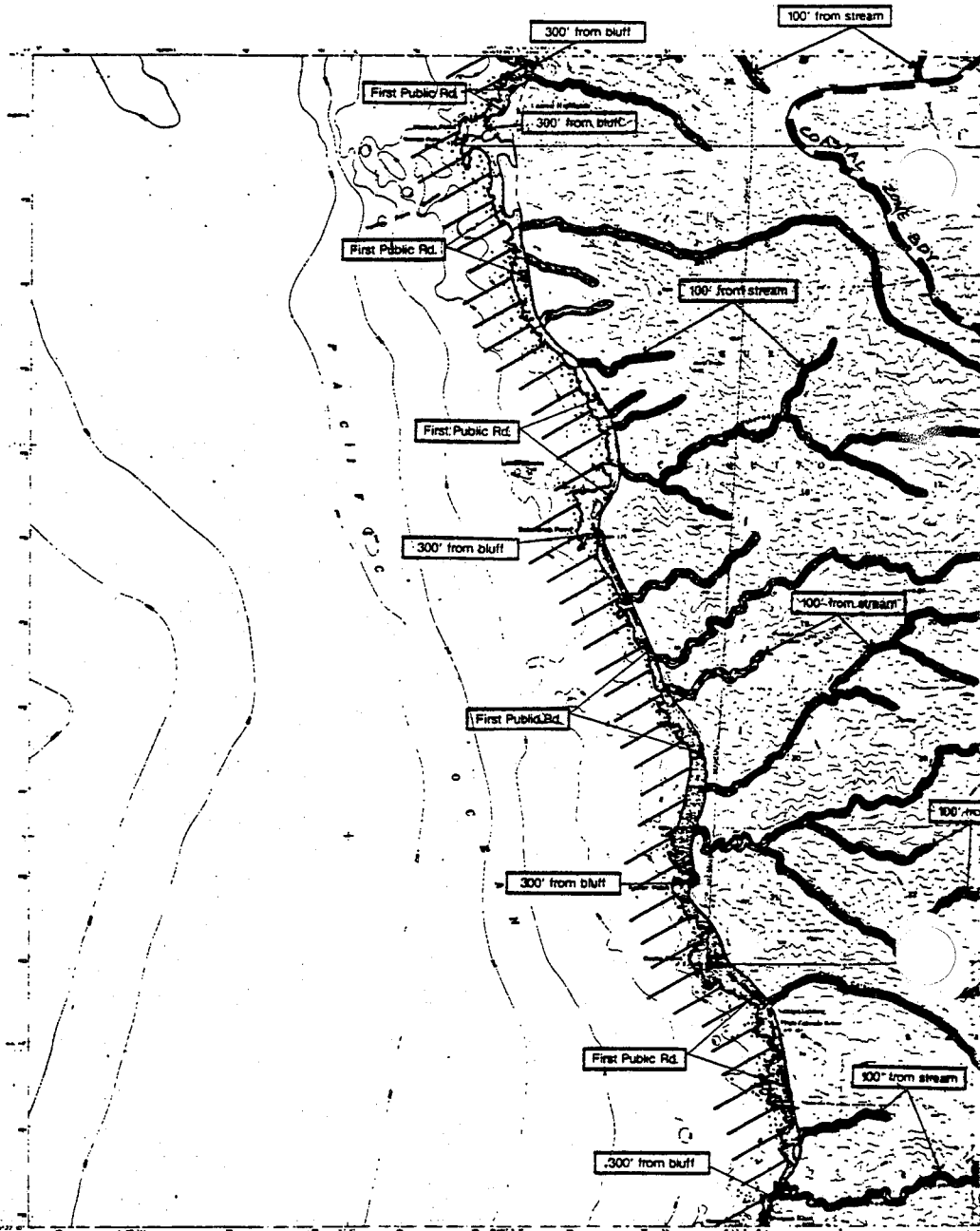
COASTAL ZONE

MONTEREY

Map 80

# DRAFT

DRAFT



The following zones were adopted by the California Coastal Commission on March 1, 1977 in accordance with the amended coastal law, Section 26100 of the Coastal Act of 1972.

1. Where the Coastal Zone boundary follows a street or other right-of-way, the boundary of the Coastal Zone shall be the street boundary of the street right-of-way as it exists on January 1, 1977, or as modified by streets or other planned improvements thereafter provided that a street not be more than 100 yards inland from the coastline.

2. It is the intention of the Commission, that rural development such as construction of such lots, structures, or other development having a minimum lot size of one acre or more, shall be subject to the same standards as other planned improvements provided that a street not be more than 100 yards inland from the coastline.

3. Under the provisions of Section 26100 of the Coastal Act of 1972, as amended, "other planned improvements" shall mean any structure or other development having a minimum lot size, structure or other planned improvement, as defined in the Coastal Act of 1972, as amended, which is not a structure or other planned improvement as defined in the Coastal Act of 1972, as amended, which is not a structure or other planned improvement as defined in the Coastal Act of 1972, as amended.

**Post LCP Certification  
Permit and Appeal Jurisdiction  
County of Monterey**

**Permit Jurisdiction**

**Appeal Jurisdiction**

The permit jurisdiction is the area within the boundaries of the permit jurisdiction as shown on this map. The appeal jurisdiction is the area within the boundaries of the appeal jurisdiction as shown on this map.

California Coastal Commission

**NOTE**

In addition to these geographic areas of appeal jurisdiction, the following types of development are appealable through the coastal zone pursuant to PAC Section 26003 (a) and (b):

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

In areas where a parcel is bisected by the adjacent permit or appeal jurisdiction boundary, the portion of the parcel within the area defined as appealable is subject to the Commission's appeal jurisdiction.

APPROVED BY	DATE	SCALE

**CALIFORNIA COASTAL COMMISSION COASTAL ZONE**

↑

KILOMETERS

SCALE 1:24,000

THOUSAND FEET

ACRES DATE 5/1/77

BY M.P.C.

**SOBERANES POINT**

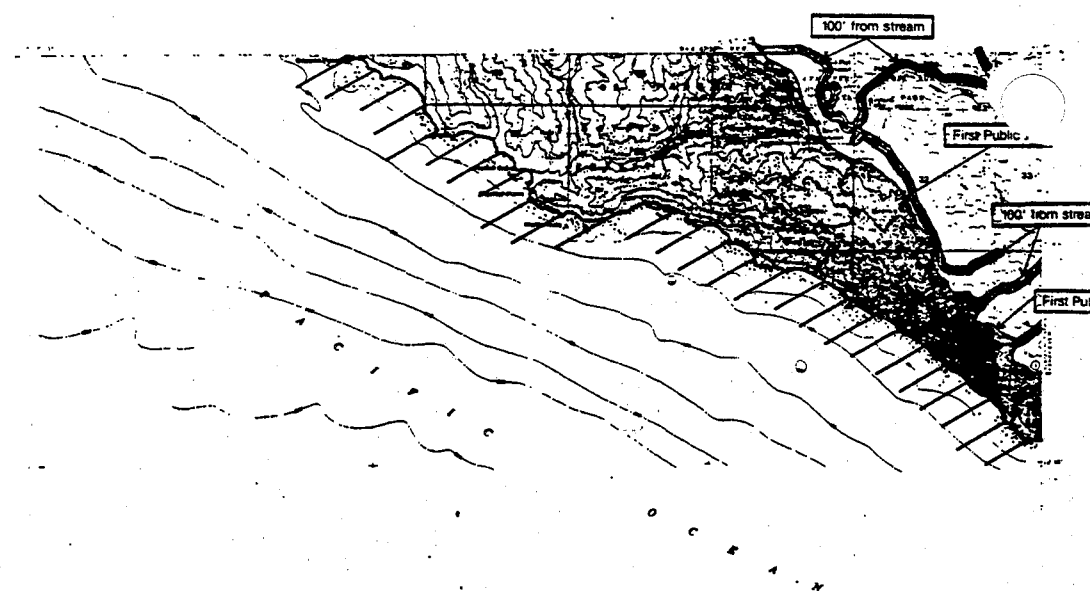
Map **81**

DRAFT









DRAFT

The following section was adopted by the California Coastal Commission on March 1, 1977 in conformance with the amendments made pursuant to Section 20102 of the Coastal Act of 1972.

1. Where the Coastal Zone boundary follows road or railroad rights-of-way, the boundary of the Coastal Zone shall be the unaltered boundary of the proposed right-of-way as it exists on or January 1, 1977 or as modified by California or federal transportation planning or proposed that a shall not be more than 100 yards inland from the center line.

2. It is the intention of the Commission that major development such as construction of earth dams, levees, or other development having similar effects on the inland side of such rights-of-way shall be excluded from any Coastal permit requirements by means of an appropriate categorical exclusion as permitted by Section 20110 of the Public Resources Code.

This section shall be amended to read as follows: a) a boundary line of the area defined by the California Coastal Commission pursuant to Section 20102 of the California Coastal Act of 1972, California Public Resources Code Section 20102 or 20110 in addition to the land area designated the coastal zone pursuant to Section 20102, and extends seaward to the State's outer limit of jurisdiction under the provisions of Section 20102 of the California Coastal Act of 1972, as amended, shall be excluded from the coastal zone and shall be subject to the discretion of or which is held in trust by the federal government, its officers or agents.

Under the provisions of Section 20102 of the California Coastal Act as amended in 1976, certain federal lands occurring from the date of the passage of the Coastal Zone Management Act of 1972, the State of California shall determine such lands, and shall have the authority to determine the full range of powers, rights, and privileges of such lands as they may be granted.

**Post LCP Certification  
Permit and Appeal Jurisdiction  
County of Monterey**

**Permit Jurisdiction**

**Appeal Jurisdiction**

1. The area of Permit Jurisdiction is that area within the Coastal Zone boundary as defined in Section 20102 of the Coastal Act of 1972, as amended, and extends seaward to the State's outer limit of jurisdiction under the provisions of Section 20102 of the California Coastal Act of 1972, as amended, and shall be excluded from the coastal zone and shall be subject to the discretion of or which is held in trust by the federal government, its officers or agents.

2. The area of Appeal Jurisdiction is that area within the Coastal Zone boundary as defined in Section 20102 of the Coastal Act of 1972, as amended, and extends seaward to the State's outer limit of jurisdiction under the provisions of Section 20102 of the California Coastal Act of 1972, as amended, and shall be excluded from the coastal zone and shall be subject to the discretion of or which is held in trust by the federal government, its officers or agents.

California Coastal Commission

0 1000 2000 3000 4000 5000

FEET

**NOTE**

In addition to these geographic areas of appeal jurisdiction the following types of development are excludable through-out the coastal zone pursuant to PRC Section 20102 (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 areas where a parcel is located by the appeal jurisdiction boundary only that portion of the parcel within the area defined as excludable is subject to the Commission's appeal jurisdiction.

Prepared by: <i>ms-jac</i>	Date: 5/24/81
Adopted by Commission:	
Division:	
Date:	By: <i>Comm. Action</i>

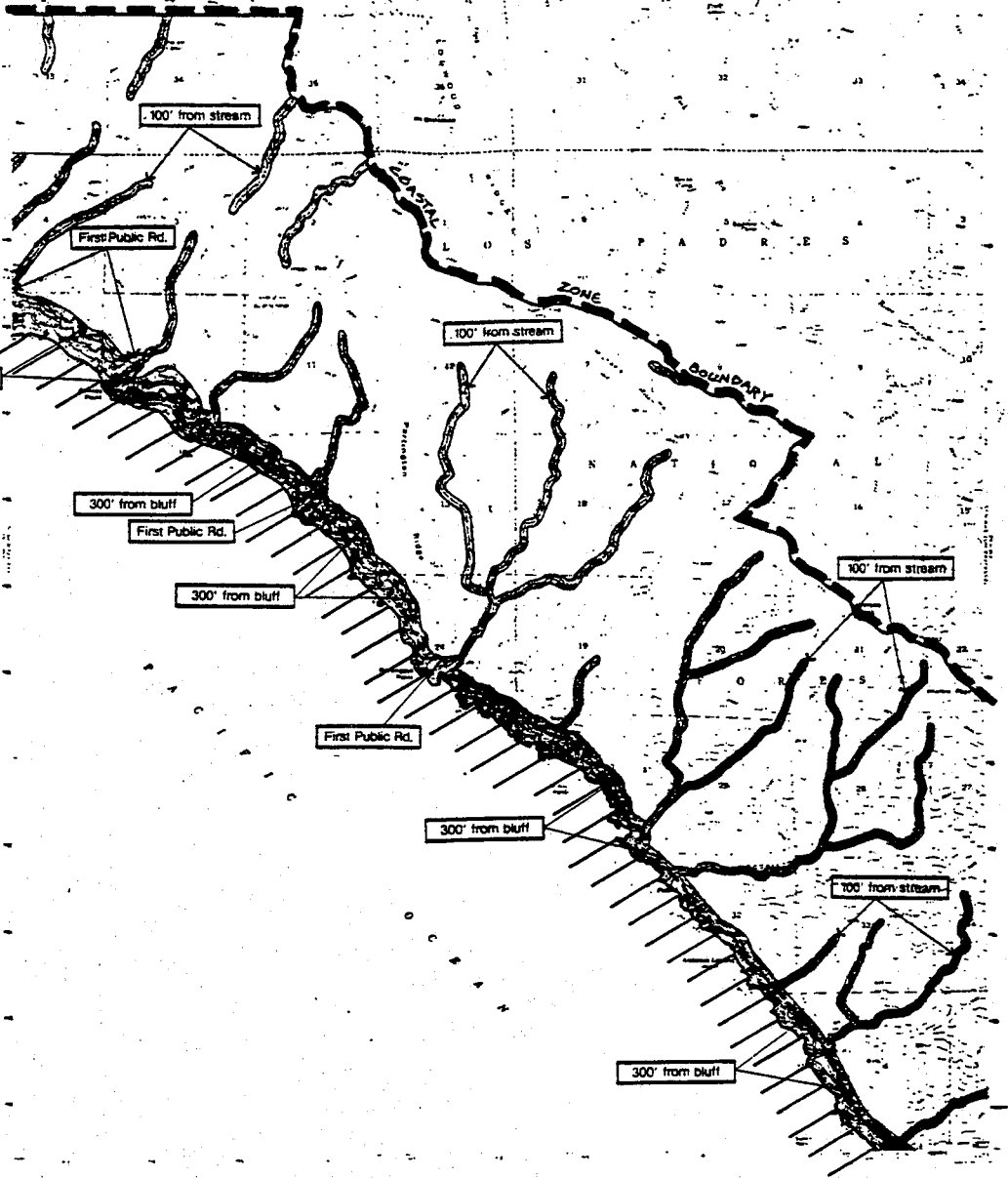
**CALIFORNIA COASTAL COMMISSION COASTAL ZONE**

KILOMETERS  
SCALE 1:24,000  
THOUSAND FEET

ACRES DATE 5-1-77  
40  
70 BY CPMC

**PFEIFFER POINT**

DRAFT



DRAFT

The following map was prepared by the California Coastal Commission on March 1, 1977 in connection with the public hearing held pursuant to Section 30302 of the Coastal Act of 1972.

1. Where the Coastal Zone boundaries have not been established or the boundaries of the Coastal Zone have not been established, the proposed boundaries of the Coastal Zone shall be the boundaries of the proposed boundaries of the Coastal Zone as of January 1, 1977, or as approved by the Commission or its designated representative in writing, provided that it shall not be more than 100 yards from the actual line.

2. It is the intent of the Commission that development such as construction of earth dams, dikes, levees, or other development within the Coastal Zone shall be subject to the same standards and requirements as if it were subject to the standards and requirements of an appropriate categorical exclusion as permitted by Section 30304 of the Coastal Act of 1972.

The coastal zone boundaries shown on this map is a preliminary copy of the map prepared by the California Coastal Commission pursuant to Section 30302 of the Coastal Act of 1972. California Public Resources Code Section 30302 et seq. 1. In addition to the land area designated as the coastal zone, the following areas, and permits issued by the State's water level of jurisdiction.

Under the provisions of Section 30304 of the Coastal Act of 1972, all projects which are excluded from the coastal zone are under the jurisdiction of the local government, its boards or agencies.

Under the provisions of Section 30304 of the Coastal Act of 1972, all projects which are excluded from the coastal zone are under the jurisdiction of the local government, its boards or agencies.

Under the provisions of Section 30304 of the Coastal Act of 1972, all projects which are excluded from the coastal zone are under the jurisdiction of the local government, its boards or agencies.

**Post LCP Certification  
Permit and Appeal Jurisdiction  
County of Monterey**

Permit Jurisdiction

Appeal Jurisdiction

California Coastal Commission

**NOTE**

In addition to these geographic areas of appeal jurisdiction the following types of development are appealable through out the coastal zone pursuant to PRC Section 30302 (a)(4) and (a)(5):

- Any development approved by a county that is not designated as a critical permitted use under zoning approved pursuant to the applicant's Local Coastal Program.
- Any development that constitutes a major public work project or a major energy facility.

\* Areas where a project is located by the applicant within the zone defined as appealable is subject to the Commission's appeal jurisdiction.

PROJECT NO.	DATE	BY

**CALIFORNIA COASTAL COMMISSION COASTAL ZONE**

KILOMETERS

SCALE 1:24,000

THOUSAND FEET

ACRES DATE

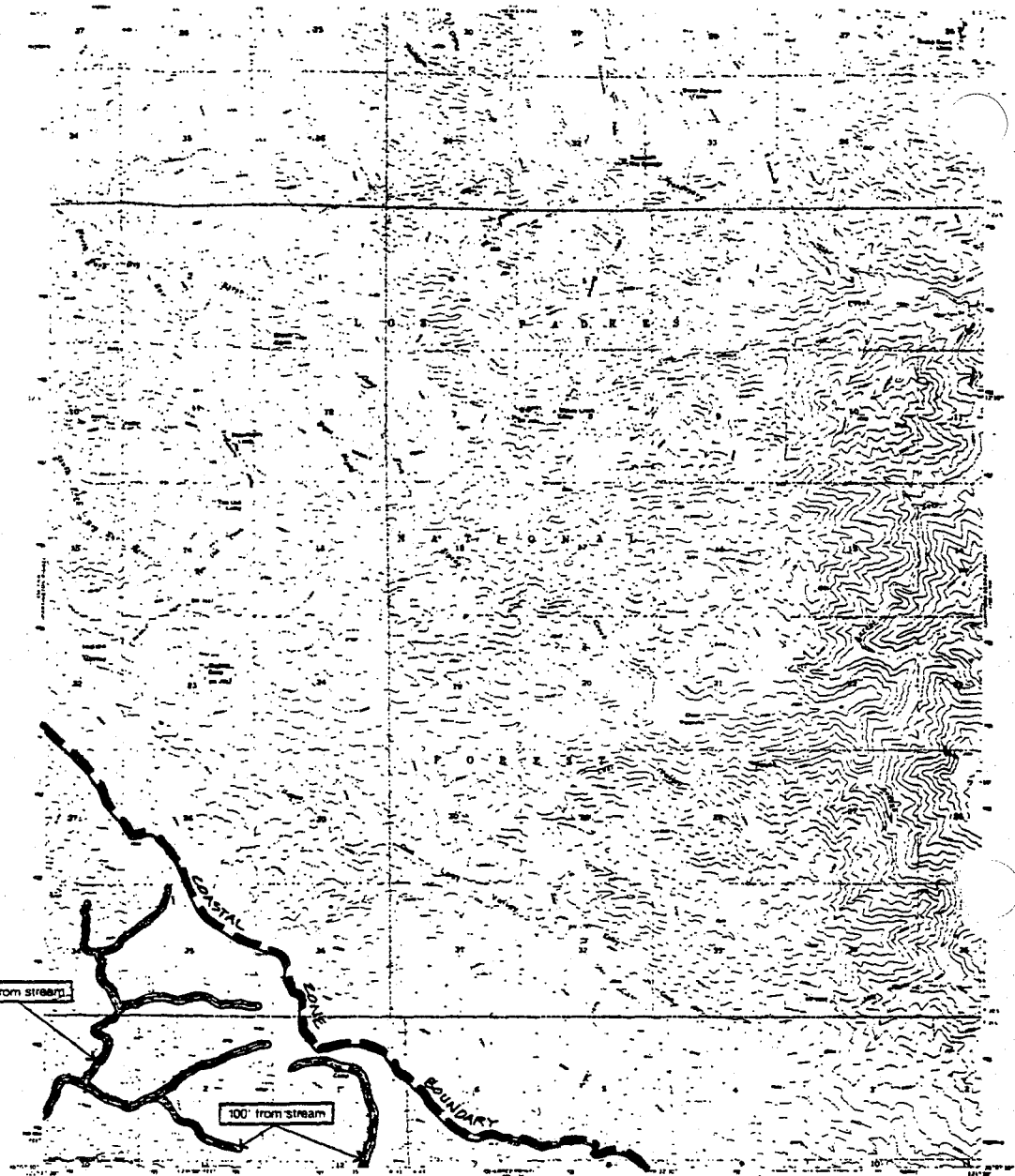
100 BY

Map 86

**PARTINGTON RIDGE**

DRAFT

DRAFT



The tentative system was adopted by the California Coastal Commission on March 1, 1977 in accordance with the amendments made pursuant to Section 30103 of the Coastal Act of 1972.

1. Where the Coastal Zone boundaries feature need to be revised, the rights of the Coastal Zone owner for the original boundaries of the original right-of-way are in effect as of January 1, 1977 or as modified by subsequent approved amendments to the original plan of development, but in no event shall the original right-of-way be extended beyond the original right-of-way.

2. It is the intention of the Commission that future development rights on the original boundaries of the Coastal Zone are not to be extended to the original boundaries of the Coastal Zone, but to be extended to the original boundaries of the Coastal Zone as modified by subsequent approved amendments to the original plan of development, but in no event shall the original right-of-way be extended beyond the original right-of-way.

The present area boundary shown on this map is a tentative copy of the map prepared by the California Coastal Commission pursuant to Section 30103 of the Coastal Act of 1972. The Commission is not responsible for the accuracy of the map, and the Commission is not responsible for the accuracy of the map, and the Commission is not responsible for the accuracy of the map.

Under the provisions of Section 30103 of the Coastal Act of 1972, the State of California shall, in cooperation with the local government, prepare a plan of development for the Coastal Zone, and the plan of development shall be subject to the approval of the Commission, its staff, or agents.

Under the provisions of Section 30103 of the Coastal Act of 1972, the State of California shall, in cooperation with the local government, prepare a plan of development for the Coastal Zone, and the plan of development shall be subject to the approval of the Commission, its staff, or agents.

**Post LCP Certification  
Permit and Appeal Jurisdiction  
County of Monterey**

**Permit Jurisdiction**

**Appeal Jurisdiction**

Permit Jurisdiction: Areas within the Coastal Zone boundary and within the 100-foot stream buffer. Appeal Jurisdiction: Areas outside the Coastal Zone boundary and outside the 100-foot stream buffer.

California Coastal Commission

SCALE: 1" = 1000 FEET

**NOTE**

In addition to these geographic areas of appeal jurisdiction the following types of development are appealable through 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 areas where a parcel is bisected by the proposed jurisdiction boundary, only that portion of the parcel within the area defined as appealable is subject to the Commission's appeal jurisdiction.

PROJECT NO.	DATE	BY	REVISION

**CALIFORNIA COASTAL COMMISSION**

HILOMETERS

SCALE: 1" = 1000 FEET

ACRES: DATE: 11/80

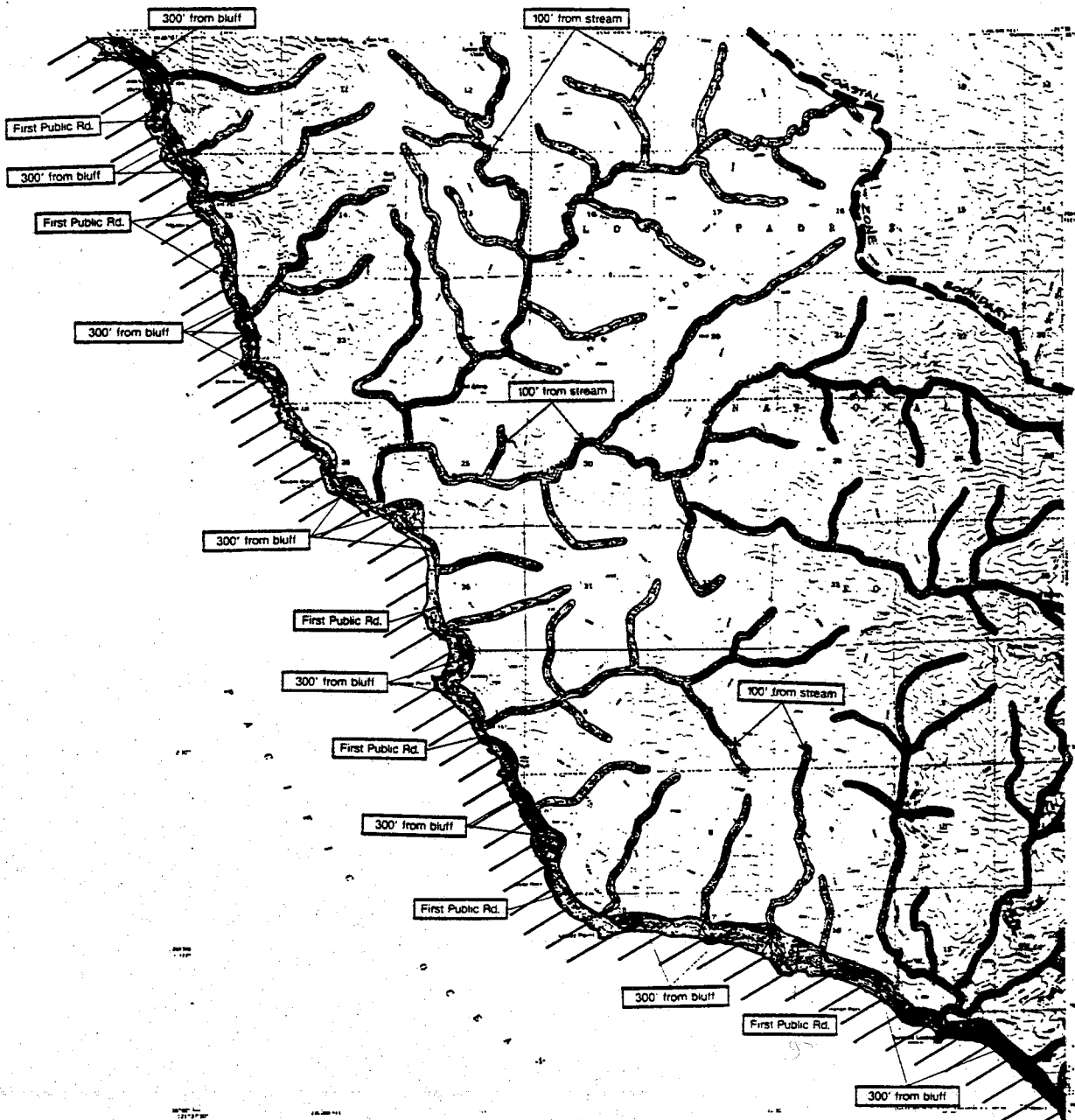
BY: JMC

**COASTAL ZONE**

TASSAJARA  
HOT SPRINGS

Map **87**

DRAFT



**DRAFT**

The boundary shown on this map is a simplified copy of the map prepared by the California Coastal Commission pursuant to Section 30100 of the Coastal Act of 1972 in conjunction with the jurisdiction maps pursuant to Section 30100 of the Coastal Act of 1972.

Where the Coastal Zone boundary is shown, the coastal zone extends to the right of the boundary line. Where the Coastal Zone boundary is not shown, the coastal zone extends to the right of the boundary line. Where the Coastal Zone boundary is shown, the coastal zone extends to the right of the boundary line.

It is the intention of the Commission that these boundaries shall be subject to change if, in the future, the Commission determines that the boundaries shown on this map are not in accordance with the Coastal Act of 1972, or if the Commission determines that the boundaries shown on this map are not in accordance with the Coastal Act of 1972.

The coastal zone boundary shown on this map is a simplified copy of the map prepared by the California Coastal Commission pursuant to Section 30100 of the Coastal Act of 1972 in conjunction with the jurisdiction maps pursuant to Section 30100 of the Coastal Act of 1972.

The coastal zone boundary shown on this map is a simplified copy of the map prepared by the California Coastal Commission pursuant to Section 30100 of the Coastal Act of 1972 in conjunction with the jurisdiction maps pursuant to Section 30100 of the Coastal Act of 1972.

It is the intention of the Commission that these boundaries shall be subject to change if, in the future, the Commission determines that the boundaries shown on this map are not in accordance with the Coastal Act of 1972, or if the Commission determines that the boundaries shown on this map are not in accordance with the Coastal Act of 1972.

The coastal zone boundary shown on this map is a simplified copy of the map prepared by the California Coastal Commission pursuant to Section 30100 of the Coastal Act of 1972 in conjunction with the jurisdiction maps pursuant to Section 30100 of the Coastal Act of 1972.

**Post LCP Certification  
Permit and Appeal Jurisdiction  
County of Monterey**

Permit Jurisdiction

Appeal Jurisdiction

California Coastal Commission

**NOTE**

In addition to these geographic areas of appeal jurisdiction, the following types of development are appealable through the coastal zone pursuant to Public Resources Code Section 30600 and 30602:

- Any development approved by a county that is designated as a principal permitted use under zoning or zoning equivalent to the applicable Local Coastal Program.
- Any development that constitutes a major public project or a major energy facility.

In areas where a notice is directed by the appeal jurisdiction boundary, only that portion of the project within the area defined as appealable is subject to the Commission's jurisdiction.

Prepared by	DATE
Approved by	DATE
Checked by	DATE

**CALIFORNIA COASTAL COMMISSION COASTAL ZONE**

KILOMETERS  
SCALE 1:24,000  
THOUSAND FEET

ACRES DATE: 40 BY: MHL

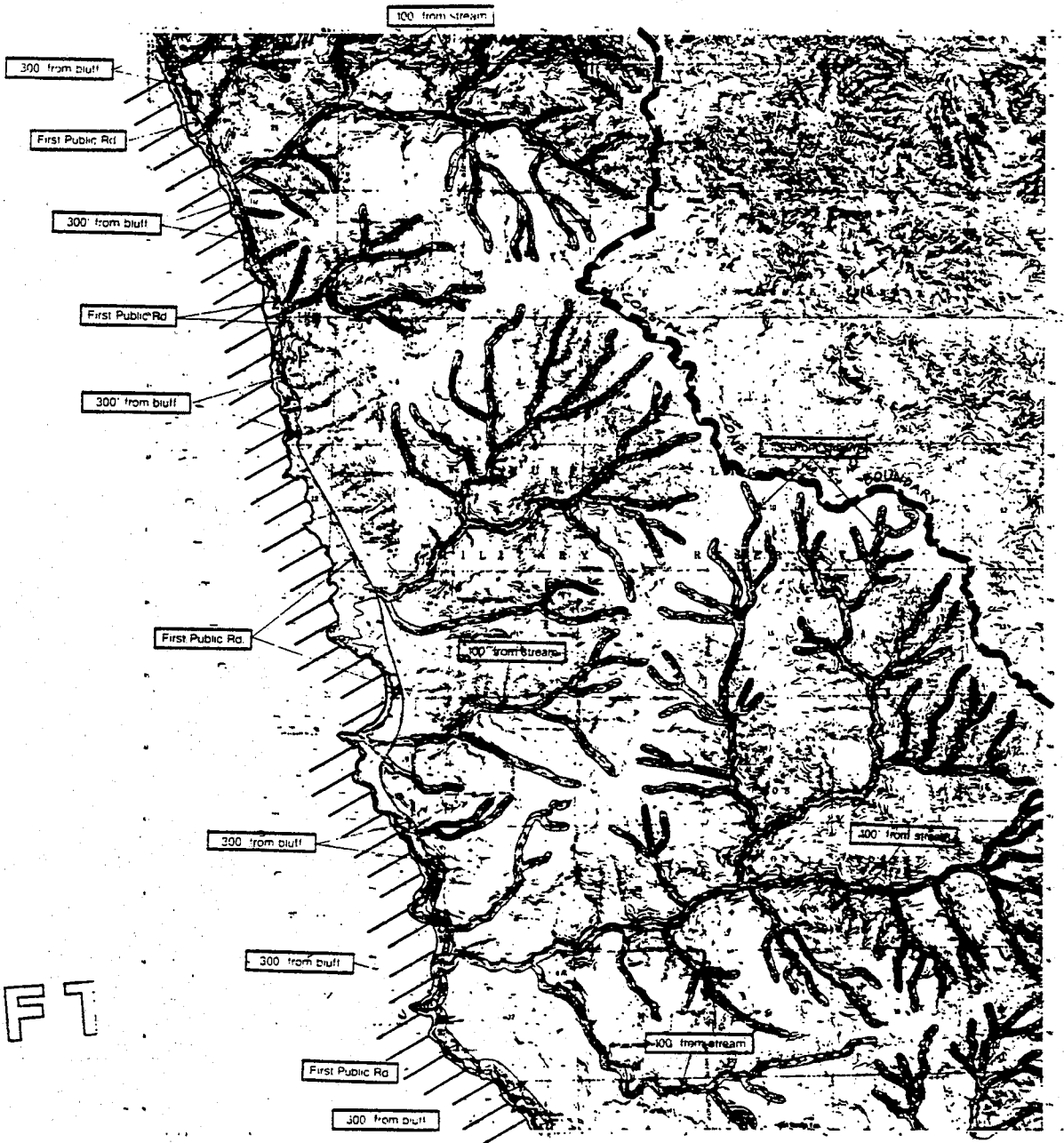
**Map 88**

**LOPEZ POINT**

**DRAFT**



DRAFT



The subject map was prepared by the California Coastal Commission on May 1, 1977 in compliance with the requirements of the Coastal Zone Management Act of 1972 (Public Law 92-583) and the California Coastal Commission Act of 1970 (Public Law 91-509). The map shows the boundaries of the Coastal Zone and the areas of Permit and Appeal Jurisdiction for the subject area. The map is based on the California Coastal Commission's map of the Coastal Zone boundaries, dated May 1, 1977, and the California Coastal Commission's map of the areas of Permit and Appeal Jurisdiction, dated May 1, 1977. The map is subject to change without notice and is not to be used for any purpose other than that for which it was prepared.

**Post LCP Certification  
Permit and Appeal Jurisdiction**  
County of Monterey

Permit Jurisdiction

Appeal Jurisdiction

California Coastal Commission

1" = 1000' FEET

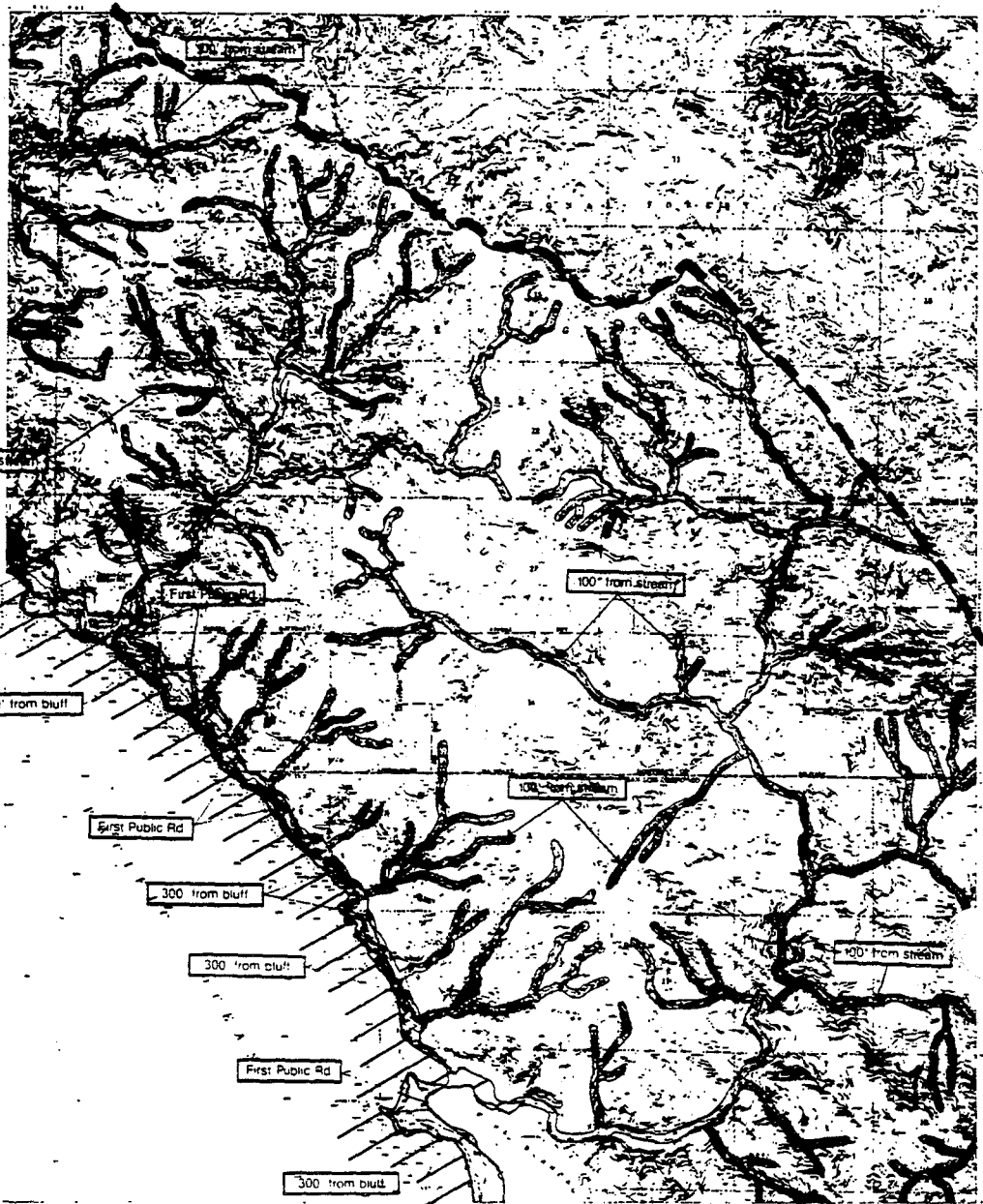
**NOTE**

1. The subject map was prepared by the California Coastal Commission on May 1, 1977 in compliance with the requirements of the Coastal Zone Management Act of 1972 (Public Law 92-583) and the California Coastal Commission Act of 1970 (Public Law 91-509). The map shows the boundaries of the Coastal Zone and the areas of Permit and Appeal Jurisdiction for the subject area. The map is based on the California Coastal Commission's map of the Coastal Zone boundaries, dated May 1, 1977, and the California Coastal Commission's map of the areas of Permit and Appeal Jurisdiction, dated May 1, 1977. The map is subject to change without notice and is not to be used for any purpose other than that for which it was prepared.

NO.	DATE







DRAFT

The planning map was prepared by the California Coastal Commission on March 1, 1972 in accordance with the authority vested therein by Section 30033 of the Coastal Act of 1972.

1. Where the Coastal Zone boundary follows a stream, the permitted rights of use, the boundaries of the Coastal Zone and the boundaries of the permitted rights of use shall be 100 feet from the stream, or as required by the State or Federal environmental protection agencies, whichever is greater, but not less than 100 feet from the stream.

2. It is the intention of the Commission that the permitted rights of use, the boundaries of the Coastal Zone and the boundaries of the permitted rights of use shall be 300 feet from the bluff, or as required by the State or Federal environmental protection agencies, whichever is greater, but not less than 300 feet from the bluff.

The Coastal Zone boundary shown on this map is a preliminary map and the map prepared by the California Coastal Commission pursuant to Section 30033 of the Coastal Act of 1972. The map is not intended to be used as a legal document. The map is prepared for informational purposes only. The map is not intended to be used as a legal document. The map is prepared for informational purposes only.

**Post LCP Certification  
Permit and Appeal Jurisdiction**  
County of Monterey      County of San Luis Obispo

Permit Jurisdiction

Appeal Jurisdiction

California Coastal Commission

**NOTE**

1. Any development proposed within the Coastal Zone shall be subject to the requirements of the Coastal Act of 1972 and the regulations of the California Coastal Commission.

2. Any development proposed within the Coastal Zone shall be subject to the requirements of the Coastal Act of 1972 and the regulations of the California Coastal Commission.

NO.	DATE	REVISIONS

**CALIFORNIA COASTAL COMMISSION      COASTAL ZONE**

SCALE: 1" = 1 MILE

DATE:

BY:

BURRO MOUNTAIN

Map 93

DRAFT



DRAFT

The necessary permit was obtained by the California Coastal Commission March 8, 1977, in connection with the north-south road (part of the 30100) as of the Coastal Act of 1972.

1. Within the Coastal Zone Boundary, certain rights of riparian waters, as well as the rights of the public to view the ocean from the shore, are preserved. The riparian rights of the public to view the ocean from the shore are preserved in the Coastal Zone Boundary. The riparian rights of the public to view the ocean from the shore are preserved in the Coastal Zone Boundary.

2. In the interests of the Commission, the riparian rights of the public to view the ocean from the shore are preserved in the Coastal Zone Boundary. The riparian rights of the public to view the ocean from the shore are preserved in the Coastal Zone Boundary.

The riparian rights of the public to view the ocean from the shore are preserved in the Coastal Zone Boundary. The riparian rights of the public to view the ocean from the shore are preserved in the Coastal Zone Boundary.

Under the provisions of the Coastal Act of 1972, the riparian rights of the public to view the ocean from the shore are preserved in the Coastal Zone Boundary. The riparian rights of the public to view the ocean from the shore are preserved in the Coastal Zone Boundary.

**Post LCP Certification  
Permit and Appeal Jurisdiction**  
County of Monterey      County of San Luis Obispo

Permit Jurisdiction

Appeal Jurisdiction

California Coastal Commission

**NOTE**

1. All development in the Coastal Zone Boundary shall be subject to the provisions of the Coastal Act of 1972 and the rules and regulations of the California Coastal Commission.

2. Any development that constitutes a major public project or a major energy facility shall be subject to the provisions of the Coastal Act of 1972 and the rules and regulations of the California Coastal Commission.

No.	DATE