

CALIFORNIA COASTAL COMMISSION

45 FREMONT, SUITE 2000
SAN FRANCISCO, CA 94105-2219
VOICE (415) 904-5200
FAX (415) 904-5400
TDD (415) 597-5885



Th20b

Filed: N/A
180th Day: N/A
Staff: J. Van Coops-SF
Staff Report: 07/25/2013
Hearing Date: 08/15/2013

STAFF REPORT: REGULAR CALENDAR

Map Adoption No.: MA-2013-002

Local Government: City of Seaside

Local Government Staff: Diana Ingersoll, Deputy City Manager

Location: Coastal Zone area within and offshore of the City of Seaside, Monterey County.

Map Description: Post-LCP Certification Permit and Appeal Jurisdiction Map, prepared by staff to depict the geographic areas where the Commission retains permit authority and where appeals of local government coastal development permit approvals are allowed within the City of Seaside.

Staff Recommendation: Approval

SUMMARY OF STAFF RECOMMENDATION

The staff recommends that the Commission **approve** the map prepared by staff showing the geographic areas where the Commission retains permit authority pursuant to California Coastal Act 30519(b), and where appeals of City of Seaside coastal development permit approvals are allowed pursuant to Coastal Act Section 30603(a)(1) and (2).¹

TABLE OF CONTENTS

I. RECOMMENDED MOTION AND RESOLUTION	3
II. STAFF NOTE	3
III. BACKGROUND	3
IV. FINDINGS AND DECLARATIONS.....	3
A. PREVIOUS SEASIDE POST-LCP CERTIFICATION MAPS	4
B. STAFF ANALYSIS	5
C. BISECTED PARCELS	7
D. DRAFT MAP REPRODUCTION	7
E. DRAFT MAP LEGEND AND MAP NOTES	7

APPENDICES

Appendix A – List of Substantive File Documents

Appendix B – Relevant Public Resources Code Sections

Appendix C – Relevant Code of Regulations Sections

EXHIBITS

Exhibit 1 – City of Seaside Location Map

Exhibit 2 – Map Legend and Map Notes (also available at

<http://documents.coastal.ca.gov/reports/2013/8/Th20b-8-2013-a1.pdf>

Exhibit 3 – Draft Post-LCP Certification Permit and Appeal Jurisdiction Map (also available at

<http://documents.coastal.ca.gov/reports/2013/8/Th20b-8-2013-a2.pdf>

¹ The California Coastal Act is found in the Public Resources Code, sections 30000 *et seq.*

I. RECOMMENDED MOTION AND RESOLUTION

Motion:

*I move that, for the reasons stated in the staff report and recommendation dated July 25, 2013, the Commission **approve** the Post-LCP Certification map MA-2013-002 prepared by staff for the City of Seaside.*

Staff recommends a **YES** vote on the foregoing motion. Passage of this motion will result in approval of the Seaside Post-LCP Certification map and adoption of the following resolution and findings. The motion passes only by affirmative vote of a majority of the Commissioners present.

Resolution:

The Commission hereby approves Map MA-2013-002 and adopts the findings set forth below on grounds that the map depicts the areas where the Commission retains permit authority pursuant to Coastal Act Section 30519(b), and where appeals of City of Seaside coastal development permits are allowed pursuant to Coastal Act Section 30603(a)(1) and (2).

II. STAFF NOTE

Between 1979 and the present the Commission has adopted approximately 72% and 80% of the Post-LCP Certification Permit and Appeal Jurisdiction maps for California's 61 coastal cities and 15 coastal counties, respectively. Most, if not all, of the jurisdictions with adopted maps eventually require revisions and map re-adoption from time to time, to incorporate updates reflecting changing conditions in the Coastal Zone environment upon which the boundaries are based, to make corrections, and to make refinements made possible by the use of more accurate data and modern mapping technology. The use of geographic information system (GIS) software is presently an integral part of the map adoption, revision, and update process underway throughout the Coastal Zone, and maps that the Commission adopts through these actions will be distributed primarily in digital form in order to allow the widest possible use of consistent, official information within the Coastal Zone community. The staff is also currently working to finalize the draft post LCP Certification maps for a number of other jurisdictions (most notably the cities of Del Mar and San Diego) in preparation for their adoption at future Coastal Commission meetings during 2013.

III. BACKGROUND

After the Commission certifies a local government's LCP, permit authority within that jurisdiction is delegated to that local government. However, pursuant to Section 30519(b) of the Coastal Act, the Commission retains permit authority (with certain exceptions) after LCP certification over developments occurring on tidelands, submerged lands, and public trust lands. In addition to the retained permit jurisdiction, Section 30603 of the Coastal Act defines certain

areas and types of development for which approvals by the local government may be appealed to the Commission. Appeal jurisdiction is retained, for example, on lands within 100 feet of streams or wetlands, lands subject to the public trust that are no longer within the Commission's retained jurisdiction, lands within 300 feet of coastal bluffs, beaches, or estuaries, and lands between the sea and the first public road paralleling the sea.

The Commission's administrative regulations (14 CCR Section 13576) provide that a map portraying the areas of continuing Commission permit and appeal jurisdiction be adopted in conjunction with the final LCP certification. An update procedure is also described and provides the basis for revision and re-adoption of the map by the Commission. Within these regulations is implicit the idea that, while the adopted map should portray the various jurisdiction boundaries as accurately as possible, it remains only a depiction, a cartographic representation and not a definition of the jurisdiction, and should not be used on its own without field determination procedures to establish a precise boundary location. Conditions on the ground may change, and thus conditions on the ground control permit and appeal jurisdiction boundary location regardless of how accurate the mapped boundary may be at this time.

IV. FINDINGS AND DECLARATIONS

A. PREVIOUS SEASIDE POST –LCP CERTIFICATION MAPS

During the late 1970's and early 1980's the Commission's Technical Services Division began a project to complete Draft Post-LCP Certification Permit and Appeal Jurisdiction maps for all local governments within or partly within the Coastal Zone. The first effort consisted of producing a set of 161 draft maps using the USGS 7.5 minute quadrangle base (scale 1:24,000 or 1 inch equals 2000 feet), which was completed in 1981. The primary purpose of this project was to provide a consistent, *statewide* view of the *draft* permit and appeal boundaries for review by the local government staff, Commission staff, and other interested parties. It was fully anticipated that these maps would be reviewed and revised or refined, as indicated by the map notes and general correspondence sent out with maps for review. The area of the Coastal Zone within the City of Seaside was covered by map sheet 79, the Seaside quadrangle. Copies of these regional 7.5-minute quadrangle-scale draft maps were distributed for review to the regional commission offices and local governments in April 1981.

A more detailed map of the draft Post-LCP Certification Permit and Appeal Jurisdiction areas within Seaside was prepared in early 1985-6 using a 1:3,600 scale (1 inch equals 300 feet) base map obtained from the City. The draft "post cert." map prepared using this base was sent to the City for review in 1986 but never scheduled for adoption due to a number of very long delays involving the certification of the implementation plan portion of the City's LCP.

During the last five years the Commission has developed its GIS capabilities and created parcel level accuracy GIS data for permit and appeal jurisdiction boundaries covering many coastal jurisdictions, including the City of Seaside. The district and City staff has reviewed the current GIS-based version of the draft post LCP certification map, and refinements have been made to reflect their comments. The City submitted an updated Land Use Plan and Implementation Plan

in June of 2011, and a staff recommendation on the LCP was approved by the Commission in December of 2012.

B. STAFF ANALYSIS

The depiction of the Commission's permit and appeal jurisdictions on the Seaside draft post-LCP Certification map presents no significant areas of controversy affecting the map adoption at this time. Coastal Commission staff has reviewed the post-LCP Certification map and jurisdictional boundaries with staff of the City of Seaside and consulted with the staff of the State Lands Commission regarding tidelands located in the vicinity. The Coastal Zone is relatively narrow in this part of Monterey County, with the inland boundary following a combination of Highway One and Southern Pacific railroad rights of way and then neighborhood streets adjacent to Laguna Grande at the southeast extent of the City. The Coastal Commission's retained permit jurisdiction consists of tidelands, submerged lands, and lands subject to the public trust at any time, and the appeal jurisdiction boundary follows the First Public Road Paralleling the Sea, except where the boundary is located 100 feet from the inland extent of the wetlands at Roberts Lake and Laguna Grande. The route of the designated First Public Road Paralleling the Sea is set forth in the section entitled: **First Public Road Description**. As mentioned earlier in the **Background** section, while the map portrays the various jurisdiction boundaries as accurately as possible, it remains only a depiction, a cartographic representation and not a definition of the Commission's jurisdiction, and should not be used on its own without field determination procedures to establish a precise boundary location. Conditions on the ground may change, and thus conditions on the ground control permit and appeal jurisdiction boundary location regardless of how accurate the mapped boundary may be at this time.

Permit Jurisdiction

Geographically, the Commission's continuing original permit jurisdiction includes tidelands, submerged lands, and lands subject to the public trust at any time. The primary sources for determining the Commission's continuing permit jurisdiction in the City of Seaside are the contemporary USFWS National Wetland Inventory map for this area; vertical and oblique coastal aerial photography; and map 79 (Seaside quadrangle, scale 1:24,000) from the map set showing public trust lands prepared for the Commission by the State Lands Commission staff in the late 1970's using, among other sources, tide and submerged land grant documents and historical US Coast Survey (now known as the National Geodetic Survey) topographic maps from the 19th century.

These maps, photos, and other documents and information were analyzed to establish the public trust component, when that was the controlling permit boundary criterion. Given the complexity involved in precisely mapping public trust boundaries, however, it is evident that the permit boundary delineation on this map may not include all areas subject to the trust. Should additional public trust lands be identified in the future, those lands would be part of the Commission's retained permit jurisdiction. Questions regarding the exact location and extent of public trust lands must be referred to the State Lands Commission for determination.

In addition, legislation that became effective in 1982 provided the Commission with the ability to delegate its original permit authority over potential public trust lands to local governments under certain circumstances. Section 30613 of the Coastal Act allows the Commission, after

consultation with the State Lands Commission, to make these delegations for areas that are determined to be filled, developed, and committed to urban uses. The City of Seaside has not made such a request for any filled, former tidelands located within the City.

Tidelands, the first component of the Commission's retained permit jurisdiction, are lands lying between the lines of mean high tide and mean low tide. The Mean High Tide Line (MHTL) is the landward tidelands boundary, an ambulatory boundary that moves with changes in the profile of the shoreline, particularly in sandy beach areas. The MHTL is and has been used by the U.S. Supreme Court, the California Supreme Court, federal and state courts, the state legislature, state regulatory and administrative agencies, and local governments as the boundary between public tidelands and private uplands.

The location of the fluctuating Mean High Tide Line is determined by establishing the intersection of the shore with the plane (elevation) of Mean High Water as calculated by the National Geodetic Survey for a particular location. Surveys can be performed to establish MHTL or tidelands locations. The State Lands Commission, as administrator of California's tidelands, can and does perform such surveys. In the case of Seaside the State has not granted any tidelands and submerged lands to the City.

Review of the above-referenced primary source materials indicates that the Commission's continuing permit jurisdiction in the City of Seaside exists on tidelands, submerged lands, and lands subject to the public trust at any time. For the purposes of the Post-LCP Certification map proposed for adoption by the Commission for the City of Seaside (see Exhibit 3), the landward boundary of the Commission's retained permit jurisdiction has been drawn to follow the extent of the active beach, as mapped by the US Fish and Wildlife Service in its National Wetlands Inventory (NWI) and shown in available aerial imagery of the City.

Appeal Jurisdiction

As with all other coastal cities, the appeal jurisdiction boundary in Seaside is mapped according to the geographic criteria specified in Section 30603(a) of the Coastal Act, and further defined in the Commission's regulations at 14 CCR Section 13577. Along the shoreline of the ocean, the appeal jurisdiction boundary generally follows the First Public Road Paralleling the Sea (Highway One). Where the road is aligned along the Pacific Ocean side of the wetlands at Roberts Lake and Laguna Grande, the boundary is located 100 feet from the upland extent of the wetlands. *See* Coastal Act Section 30603(a)(1), and 14 CCR Section 13577(i).

The appeal jurisdiction boundary in the City of Seaside is shown in Exhibit 3. The First Public Road Paralleling the Sea is the predominant controlling boundary criterion throughout the northern part of the City. In the southern part of the City, south of the intersection of Highway One and Canyon Del Rey Boulevard, the appeal jurisdiction boundary leaves the alignment of the designated First Public Road (which is Highway One) and follows a line delineated 100 feet inland from the upland extent of the wetlands at Roberts Lake and Laguna Grande before returning again to the southern City boundary.

First Public Road Paralleling the Sea

The language of 14 CCR Section 13577(i)(1) was intended to ensure that the designated “First Public Road Paralleling the Sea” (FPR) extend inland around water bodies that are considered the “sea” as defined by Coastal Act Section 30115. The Coastal Commission’s regulations provide that in order for a road to qualify as the First Public Road Paralleling the Sea, it must be a road that “does in fact connect with other public roads providing a continuous public access system, and generally parallels and follows the shoreline of the sea so as to include all portions of the sea where the physical features such as bays, lagoons, estuaries, and wetlands cause the waters of the sea to extend landward of the generally continuous coastline.” *See* 14 CCR Section 13577(i)(1)(E). The appeal jurisdiction boundary, where based on the First Public Road, is aligned along the inland, or landward right of way boundary.

First Public Road Description

The series of roadways and streets listed below and shown as a component of the Commission’s appeal jurisdiction boundary on the attached Exhibit 3, constitute the current route of the “First Public Road Paralleling the Sea,” for purposes of Coastal Act Sections 30600.5, 30601, and 30603, 30115, and all other applicable Coastal Act provisions. This system of coastal roadways and streets is consistent with, and meets the criteria set forth in 14 CCR Section 13577, in particular Section 13577(i).

From the northern City boundary the route designated as the First Public Road Paralleling the Sea (FPR) in the City of Seaside follows Highway One south and southwesterly to the southern City boundary.

C. BIASECTED PARCELS

In some areas a parcel is bisected by the appeal jurisdiction boundary. All development proposed within the appeal area defined as appealable is subject to the Commission’s appellate 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 Commission finds that the portion of the project within its appeals jurisdiction raises a substantial issue, then it will consider the project de novo. The Commission’s de novo review is of the entire project approved by the local government, including the development authorized in the permit that is outside the appeals jurisdiction.

D. DRAFT MAP REPRODUCTION

Due to the cost of reproduction, paper copies of the map legend (Exhibit 2) and the large scale map sheet (Exhibit 3) are not mailed to Coastal Commissioners and other interested persons who receive the report digitally via the Commission’s public website. Printed copies of Exhibits 2 and 3 are available for review at the City of Seaside, and at the Coastal Commission's offices in San Francisco and Santa Cruz. Full-size maps will also be available for review at the August 14-16, 2013 Commission meeting in Santa Cruz.

E. DRAFT MAP LEGEND AND MAP NOTES

One of the important elements of the Commission’s transition to using geographic information systems (GIS) technology is the ability to use and develop standardized base maps, boundary symbols, and map notes. In order maintain consistency across local city and county boundaries

throughout the Coastal Zone, Post LCP Permit and Appeal Jurisdiction data have been developed using the Coastal Zone portions of the fifteen coastal Counties as the basic unit for this information. As such, the Map Legend (Exhibit 2) includes all of the possible types of boundaries and areas that may occur within a given County, and the draft map itself will include only those types of appeal areas found within that jurisdiction. In addition, due to the use of coastal counties as the basic mapping unit, the map or maps may depict permit and appeal areas outside of the area for which a particular map adoption is occurring. In the case of Seaside, areas adjacent to, but outside the City limits have not yet been revised, and the Commission's action to adopt the map for the City of Seaside does not affect boundaries outside the City limits.

Appendix A – List of Substantive File Documents

- National Wetland Inventory Digital Data, U.S. Fish & Wildlife Service, May 2009.
- Potential Public Trust Land Map, (Seaside Quadrangle), California State Lands Commission, 1979.
- U.S. Coast Survey Historical Topographic Maps, T-357 (1852-74) and T-554 (1854), NOAA, 2000.
- National Ocean Survey (NOS) Shoreline Manuscript Map, TP-00443 (1985), NOAA, 2000.
- Coastal Commission 1: 12,000-scale vertical aerial photography 1970-2001.
- California Coastal Records Project, 2010.
- U.S. Geological Survey (USGS) 7.5 Minute Series Topographic Map, (Seaside Quadrangle), USGS, 1947 (revised 1983).

Appendix B – Relevant California Public Resources Code Sections

30519 (a) Except for appeals to the commission, as provided in Section 30603, after a local coastal program, or any portion thereof, has been certified and all implementing actions within the area affected have become effective, the development review authority provided for in Chapter 7 (commencing with Section 30600) shall no longer be exercised by the commission over any new development proposed within the area to which the certified local coastal program, or any portion thereof, applies and shall at that time be delegated to the local government that is implementing the local coastal program or any portion thereof.

(b) Subdivision (a) shall not apply to any development proposed or undertaken on any tidelands, submerged lands, or on public trust lands, whether filled or unfilled, lying within the coastal zone, nor shall it apply to any development proposed or undertaken within ports covered by Chapter 8 (commencing with Section 30700) or within any state university or college within the coastal zone; however, this section shall apply to any development proposed or undertaken by a port or harbor district or authority on lands or waters granted by the Legislature to a local government whose certified local coastal program includes the specific development plans for such district or authority.

(c) The commission may, from time to time, recommend to the appropriate local government local coastal program amendments to accommodate uses of greater than local importance, which uses are not permitted by the applicable certified local coastal program. These uses may be listed generally or the commission may recommend specific uses of greater than local importance for consideration by the appropriate local government.

30603 (a) After certification of its local coastal program, an action taken by a local government on a coastal development permit application may be appealed to the commission for only the following types of developments:

(1) Developments approved by the local government between the sea and the first public road paralleling the sea or within 300 feet of the inland extent of any beach or of the mean high tideline of the sea where there is no beach, whichever is the greater distance.

(2) Developments approved by the local government not included within paragraph (1) that are located on tidelands, submerged lands, public trust lands, within 100 feet of any wetland, estuary, or stream, or within 300 feet of the top of the seaward face of any coastal bluff.

(3) Developments approved by the local government not included within paragraph (1) or (2) that are located in a sensitive coastal

resource area.

(4) Any development approved by a coastal county that is not designated as the principal permitted use under the zoning ordinance or zoning district map approved pursuant to Chapter 6 (commencing with Section 30500).

(5) Any development which constitutes a major public works project or a major energy facility.

(b) (1) The grounds for an appeal pursuant to subdivision (a) shall be limited to an allegation that the development does not conform to the standards set forth in the certified local coastal program or the public access policies set forth in this division.

(2) The grounds for an appeal of a denial of a permit pursuant to paragraph (5) of subdivision (a) shall be limited to an allegation that the development conforms to the standards set forth in the certified local coastal program and the public access policies set forth in this division.

(c) Any action described in subdivision (a) shall become final at the close of business on the 10th working day from the date of receipt by the commission of the notice of the local government's final action, unless an appeal is submitted within that time.

Regardless of whether an appeal is submitted, the local government's action shall become final if an appeal fee is imposed pursuant to subdivision (d) of Section 30620 and is not deposited with the commission within the time prescribed.

(d) A local government taking an action on a coastal development permit shall send notification of its final action to the commission by certified mail within seven calendar days from the date of taking the action.

30603.1 (a) In any city and county which so requests, the commission may adjust the inland boundary of the area within which the issuance of coastal development permits may be appealed to the commission pursuant to paragraph (1) of subdivision (a) of Section 30603. Any such adjustment shall be made solely to avoid the circumstance of having the boundary of that area bisect an individual parcel of property. The adjustment may be made landward or seaward, but shall be the minimum distance necessary, consistent with the policies of Chapter 3 (commencing with Section 30200), to avoid bisecting a parcel of property.

(b) If the commission subsequently finds that the circumstances which warranted a boundary adjustment pursuant to subdivision (a) have changed, it may, after notice to the city and county, readjust the boundary so that it is consistent with the changed circumstances.

The requirements of subdivision (a) shall apply to any such boundary adjustment.

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 in an area which is committed to urban uses.

(b) No later than 120 days after receiving a request from a local government, the commission shall determine the lands within the jurisdiction of that local government to which the provisions of subdivision (a) apply.

(c) The provisions of this Section shall apply to lands which have been the subject of coastal development permits, local coastal programs, categorical exclusions or urban exclusions, which have previously been approved, authorized, or certified by the commission.

(Note that the Commission will retain appeal authority after transfer of original permit jurisdiction to the local government.)

Appendix C – Relevant California Code of Regulations Sections

§ 13576. Map(s) of Areas of Commission Permit and Appeal Jurisdiction.

(a) In conjunction with final Local Coastal Program certification or the delegation of coastal development permit authority pursuant to Public Resources Code Section 30600.5, whichever occurs first, the Commission shall, after public hearing, adopt a map or maps of the coastal zone of the affected jurisdiction that portrays the areas where the Commission retains permit authority pursuant to Public Resources Code Sections 30603 (a) (1) and (a)(2), or 30600.5 (d). These maps shall be drawn based on the criteria for permit and appeal boundary determinations, set forth in Section 13577 below, and will serve as the official maps of the Commission's permit and appeal jurisdiction. The Commission, in consultation with the local government, shall update these maps from time to time, where changes occur in the conditions on which the adopted maps were based, or where it can be shown that the location of the mapped boundary does not adequately reflect the intended boundary criteria. Revisions of the adopted maps shall be based on precise boundary determinations made using the criteria set forth in Section 13577. The revised maps shall be filed with the affected jurisdiction within 30 days of adoption by the Commission. In addition, each adopted map depicting the permit and appeal jurisdiction shall include the following statement:

"This map has been prepared to show where the California Coastal Commission retains permit and appeal jurisdiction pursuant to Public Resources Code Sections 30519(b), 30603(a)(1) and (a)(2) and 30600.5(d). In addition, development may also be appealable pursuant to Public Resources Code Sections 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 local government and/or the Executive Director of the Commission for clarification and information. This plat may be updated as appropriate and may not include all lands where permit and appeal jurisdiction is retained by the Commission"

(b) In the case of local governments which have received Commission approval of their Phase III (implementation) Work Program and Budget prior to January 1, 1980, the permit and appeal area maps shall be adopted by the Commission prior to the certification becoming effective pursuant to Section 13547 of the Commission's regulations.

§ 13577. Criteria for Permit and Appeal Jurisdiction Boundary Determinations.

For purposes of Public Resources Code Sections 30519, 30600.5, 30601, 30603, and all other applicable provisions of the Coastal Act of 1976, the precise boundaries of the jurisdictional areas described therein shall be determined using the following criteria:

(a) Streams. Measure 100 feet landward from the top of the bank of any stream mapped by USGS on the 7.5 minute quadrangle series, or identified in a local coastal program. The bank of a stream shall be defined as the watershed and relatively permanent elevation or acclivity at the outer line of the stream channel which separates the bed from the adjacent upland, whether valley or hill, and serves to confine the water within the bed and to preserve the course of the stream. In areas where a stream has no discernable bank, the boundary shall be measured from

the line closest to the stream where riparian vegetation is permanently established. For purposes of this section, channelized streams not having significant habitat value should not be considered.

(b) Wetlands.

(1) Measure 100 feet landward from the upland limit of the wetland. Wetland shall be defined as land where the water table is at, near, or above the land surface long enough to promote the formation of hydric soils or to support the growth of hydrophytes, and shall also include those types of wetlands where vegetation is lacking and soil is poorly developed or absent as a result of frequent and drastic fluctuations of surface water levels, wave action, water flow, turbidity or high concentrations of salts or other substances in the substrate. Such wetlands can be recognized by the presence of surface water or saturated substrate at some time during each year and their location within, or adjacent to, vegetated wetlands or deep-water habitats. For purposes of this section, the upland limit of a wetland shall be defined as:

(A) the boundary between land with predominantly hydrophytic cover and land with predominantly mesophytic or xerophytic cover;

(B) the boundary between soil that is predominantly hydric and soil that is predominantly nonhydric; or

(C) in the case of wetlands without vegetation or soils, the boundary between land that is flooded or saturated at some time during years of normal precipitation, and land that is not.

(2) For the purposes of this section, the term "wetland" shall not include wetland habitat created by the presence of and associated with agricultural ponds and reservoirs where:

(A) the pond or reservoir was in fact constructed by a farmer or rancher for agricultural purposes; and

(B) there is no evidence (e.g., aerial photographs, historical survey, etc.) showing that wetland habitat pre-dated the existence of the pond or reservoir. Areas with drained hydric soils that are no longer capable of supporting hydrophytes shall not be considered wetlands.

(c) Estuaries. Measure 300 feet landward from the mean high tide line of the estuary. For purposes of this section, an estuary shall be defined as a coastal water body, usually semi-enclosed by land, having open, partially obstructed, or intermittent exchange with the open

ocean, and in which ocean water is at least occasionally diluted by freshwater from the land. The salinity level may be periodically increased to above that of the open ocean due to evaporation. The mean high tide line shall be defined as the statistical mean of all the high tides over the cyclical period of 18.6 years, and shall be determined by reference to the records and elevations of tidal benchmarks established by the National Ocean Survey. In areas where observations covering a period of 18.6 years are not available, a determination may be made based on observations covering a shorter period, provided they are corrected to a mean value by comparison with observations made at some suitably located control tide station.

(d) Tidelands. Tidelands shall be defined as lands which are located between the lines of mean high tide and mean low tide.

(e) Submerged Lands. Submerged lands shall be defined as lands which lie below the line of mean low tide.

(f) Public Trust Lands. Public Trust lands shall be defined as all lands subject to the Common Law Public Trust for commerce, navigation, fisheries, recreation, and other public purposes. Public Trust lands include tidelands, submerged lands, the beds of navigable lakes and rivers, and historic tidelands and submerged lands that are presently filled or reclaimed, and which were subject to the Public Trust at any time.

(g) Beaches. Measure 300 feet landward from the inland extent of the beach. The back beach, or dry beach, if it exists, shall be included. The inland extent of the beach shall be determined as follows:

(1) from a distinct linear feature (e.g., a seawall, road, or bluff, etc.);

(2) from the inland edge of the further inland beach berm as determined from historical surveys, aerial photographs, and other records or geological evidence; or

(3) where a beach berm does not exist, from the further point separating the dynamic portion of the beach from the inland area as distinguished by vegetation, debris or other geological or historical evidence.

(h) Coastal Bluffs. Measure 300 feet both landward and seaward from the bluff line or edge. Coastal bluff shall mean:

(1) those bluffs, the toe of which is now or was historically (generally within the last 200 years) subject to marine erosion; and

(2) those bluffs, the toe of which is not now or was not historically subject to marine erosion, but the toe of which lies within an area otherwise identified in Public Resources Code Section 30603(a)(1) or (a)(2).

Bluff line or edge shall be defined as the upper termination of a bluff, cliff, or seacliff. In cases where the top edge of the cliff is rounded away from the face of the cliff as a result of erosional processes related to the presence of the steep cliff face, the bluff line or edge shall be defined as that point nearest the cliff beyond which the downward gradient of the surface increases more or less continuously until it reaches the general gradient of the cliff. In a case where there is a steplike feature at the top of the cliff face, the landward edge of the topmost riser shall be taken to be the cliff edge. The termini of the bluff line, or edge along the seaward face of the bluff, shall be defined as a point reached by bisecting the angle formed by a line coinciding with the general trend of the bluff line along the seaward face of the bluff, and a line coinciding with the general trend of the bluff line along the inland facing portion of the bluff. Five hundred feet shall be the minimum length of bluff line or edge to be used in making these determinations.

(i) First Public Road Paralleling the Sea.

(1) The "first public road paralleling the sea" means that road nearest to the sea, as defined in Public Resources Code Section 30115, which:

(A) is lawfully open to uninterrupted public use and is suitable for such use;

(B) is publicly maintained;

(C) is an improved, all-weather road open to motor vehicle traffic in at least one direction;

(D) is not subject to any restrictions on use by the public except when closed due to an emergency or when closed temporarily for military purposes; and

(E) does in fact connect with other public roads providing a continuous access system, and generally parallels and follows the shoreline of the sea so as to include all portions of the sea where the physical features such as bays, lagoons, estuaries, and wetlands cause the waters of the sea to extend landward of the generally continuous coastline.

When based on a road designated pursuant to this section, the precise boundary of the permit and appeal jurisdiction shall be located along the inland right-of-way of such road.

(2) Whenever no public road can be designated which conforms to all provisions of (i)(1) above, and a public road does exist, which conforms to all provisions of (i)(1) except (i)(1)(v), the effect of designating the first public road paralleling the sea shall be limited to

the following:

(A) all parcels between the Pacific Ocean and such other public road; and

(B) those parcels immediately adjacent of the sea inland of such other public road.

(3) Where the Commission determines that the designation of the "first public road paralleling the sea" results in the inclusion of areas within the permit and appeal jurisdiction where the grounds for an appeal set forth in Public Resources Code Section 30603(b) are not an issue, the Commission may take action to limit the geographic area where developments approved by a local government may be appealed to the Commission, to that area where any such grounds are, in fact, an issue.

Exhibit 1- City of Seaside Location Map



Post LCP Certification Permit and Appeal Jurisdiction Index Map: County of Monterey

Cities of: Marina, Seaside, Monterey, Pacific Grove, Carmel-by-the-Sea

Index Map



Note 1

The coastal zone boundary depicted on this map may have been revised due to legislative amendments and/or minor boundary adjustments approved by the Coastal Commission pursuant to Public Resources Code §30103. The digital version of this Coastal Zone Boundary dataset (which is a conformed copy of the adopted inked version of the Coastal Zone Boundary) includes attribution that identifies each segment in which a boundary has changed as a result of legislative changes and/or minor boundary adjustments.

Note 2

The coastal zone boundary shown on this map is based on a digital version of the boundary depicted on maps adopted by the California Coastal Commission pursuant to §30103(b) of the California Coastal Act of 1976 (California Public Resources Code §30000 et. seq.), and modified from time to time by legislative amendments and Minor Boundary Adjustments. Both this depicted boundary and the digital version of this data represent conformed copies of the original adopted boundary and also reflect subsequent legislative and Coastal Commission changes. In addition to the land area delineated, the coastal zone includes all offshore islands, and extends seaward to the State's outer limit of jurisdiction.

Under the provisions of §304(a) of the federal Coastal Zone Management Act of 1972, as amended, "excluded from the coastal zone are lands the use of which is by law subject solely to the discretion of or which is held in trust by the federal government, its officers or agents."

Under the provisions of §30008 of the California Coastal Act as amended in 1978, "within federal lands excluded from the coastal zone pursuant to the federal Coastal Zone Management Act of 1972, the State of California shall, consistent with applicable federal and state laws, continue to exercise the full range of powers, rights, and privileges it now possesses or which may be granted."



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 first public road paralleling the sea or within 300 feet of 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 feet of streams and wetlands and lands within 300 feet of the top of the seaward face of any coastal bluff.



Appeal Jurisdiction (P.R.C. §30613)

This area includes lands where the Commission has delegated original permit jurisdiction to the local government for areas subject to the public trust but which are determined by the Commission to be filled, developed and committed to urban uses.



First Public Road



First Public Road 14 CCR 13577(i)(2)



100 Feet from Stream Top of Bank



100 Feet from Wetland Extent



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)

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



Federal Lands

Development in this area requires a Coastal Commission Coastal Development Permit or federal consistency certification or determination.



Certified Coastal Long Range Development Plan

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



Coastal Zone Boundary



City Boundary

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. §30519(b), and §30603(a)(1) and (a)(2), and §30613. 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 local government and/or the Executive Director of the Commission for clarification and information. This map may be updated as appropriate and may not include all lands where post-LCP certification permit and appeal jurisdiction is retained by the Commission.

Note 4

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.

Note 5

In addition to the geographic areas of appeal jurisdiction depicted hereon, 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 Local Coastal Program;
2. Any development that constitutes a major public works project or a major energy facility.

Note 6

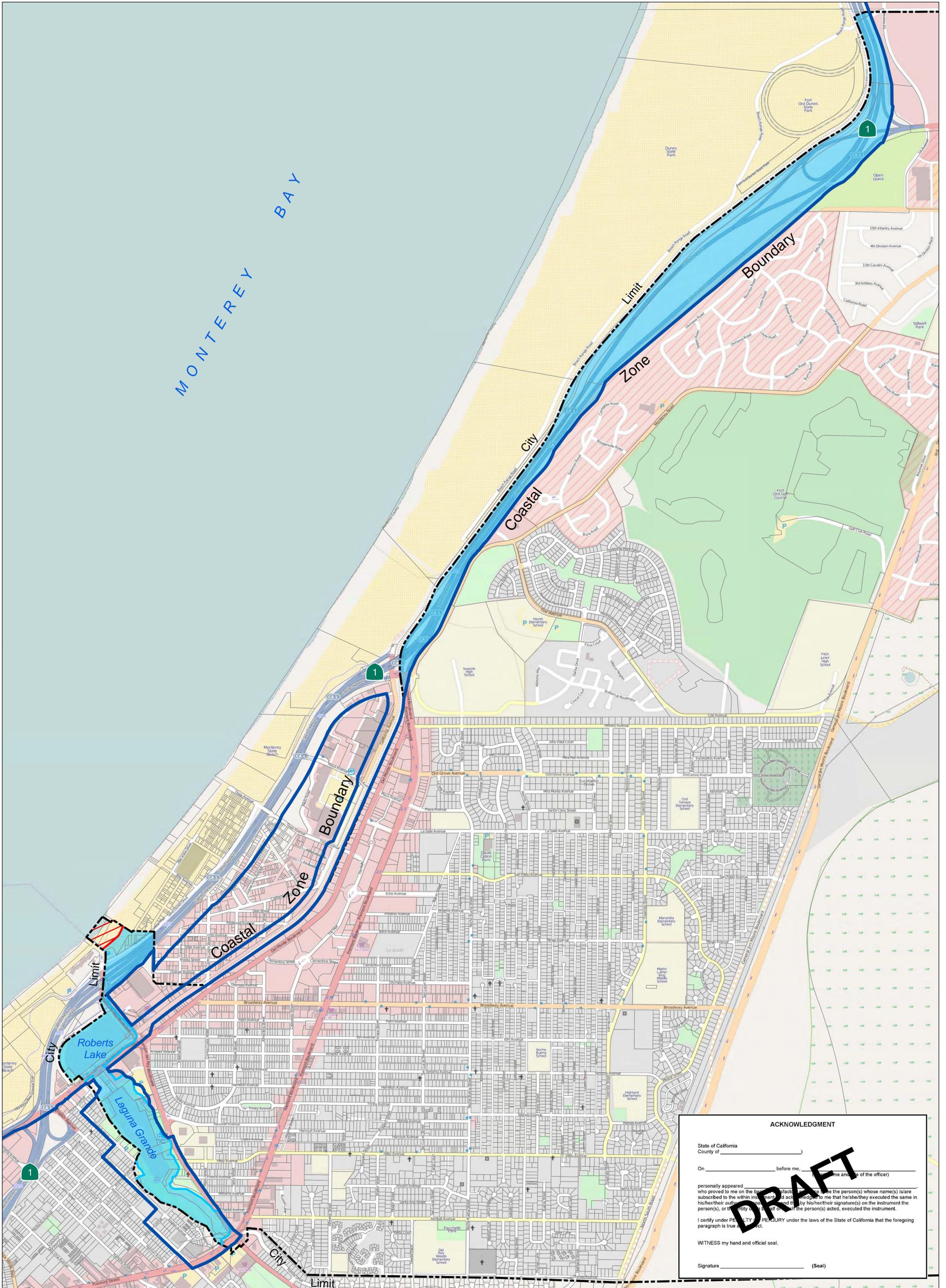
In some areas individual parcels of land may be bisected by the appeal jurisdiction boundary. All development proposed within the appeal area defined as appealable is subject to the Commission's jurisdiction. In addition, if a development is proposed partly on the portion of the parcel that forms the basis for geographic appeal jurisdiction, and partly on the remainder of the parcel, and the Commission decides to hear the appeal, then the Commission reviews the local government approved permit de novo including all the development that was authorized in the permit.

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's Post LCP Certification Permit and Appeal Jurisdictions only. This map has not been approved by the California State Lands Commission, is subject to change, and may not include all lands subject to the public trust. Any questions which arise, pursuant to the public trust, should be directed to the California State Lands Commission.



REGULATORY AND JURISDICTIONAL BOUNDARIES City of Seaside



ACKNOWLEDGMENT

State of California
 County of _____

On _____ before me _____ (the notary public)

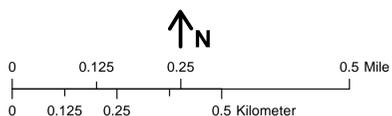
personally appeared _____ (the person(s) whose name(s) is/are subscribed to the within instrument) and acknowledged to me that he/she/they executed the same in his/her/their own free will and that by his/her/their signature(s) on the instrument the person(s), or jointly or severally if the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

Base map: (c) OpenStreetMap and contributors,
 Creative Commons-Share Alike License (CC-BY-SA).
 For illustrative purposes only.



*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.

**Exhibit 3
 MA-2013-002**