

**CALIFORNIA COASTAL COMMISSION**

SOUTH COAST DISTRICT OFFICE  
301 E. OCEAN BLVD., SUITE 300  
LONG BEACH, CA 90802-4830  
(562) 590-5071



# W16c

**5-24-0208 (Surfside Colony, LTD)**

**February 5, 2025**

## **EXHIBITS**

Exhibit 1 – Vicinity Map and Project Site

Exhibit 2 – Project Plans

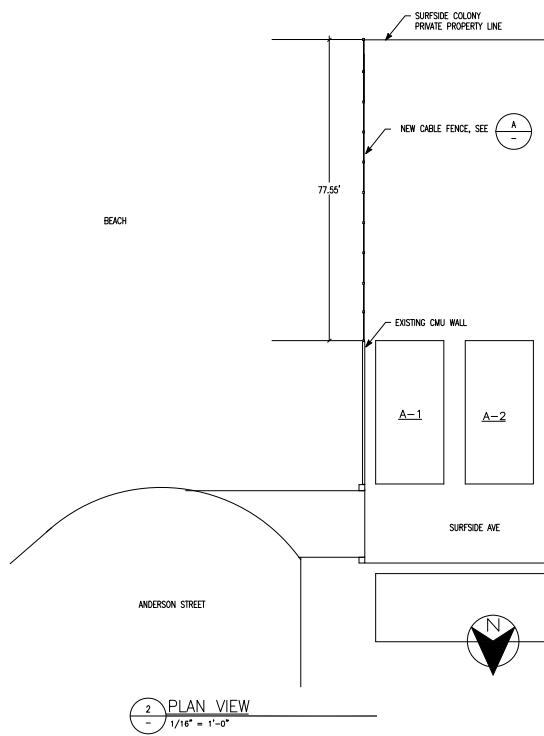
Exhibit 3 – Boundary Line Agreement (BLA) 74

Exhibit 4 – NOV V-5-23-0032

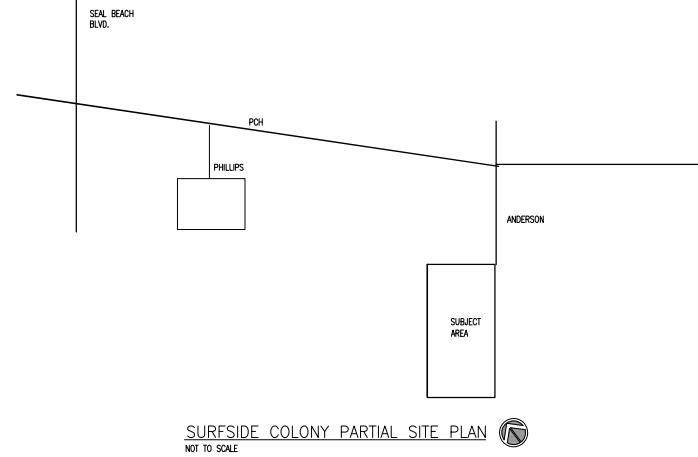
Exhibit 5 – CoSMoS Hazards Map



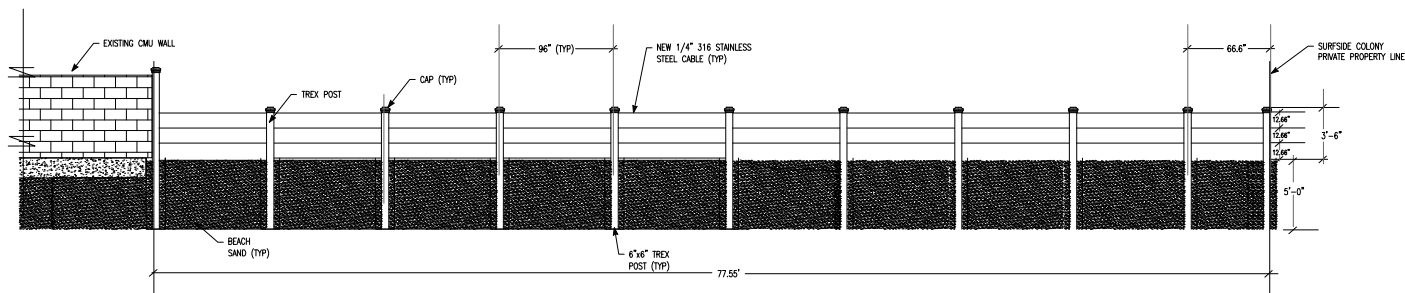




2 PLAN VIEW  
1/16" = 1'-0"



SURFSIDE COLONY PARTIAL SITE PLAN  
NOT TO SCALE



A PREFERRED ELEVATION  
1/4" = 1'-0"

GENERAL NOTES THIS PLAN:

- ① ALL NEW, NO RE-USED EXISTING MATERIALS.
- ② EMBED NEW 6x16" TREX POST 5 FEET INTO SAND AND NO CONCRETE FOUNDATIONS.

NO.	DATE	DESCRIPTION
	8-23-23	PROGRESS
	8-13-24	REVISION

PROJECT  
SURFSIDE COLONY FENCE REVISION  
SURFSIDE COLONY  
P.O. BOX 235  
SURFSIDE, CA 90743  
(562) 592-2352

DESIGNED	DRAWN	CHECKED	DATE

DRAWING TITLE  
SURFSIDE COLONY  
FENCE REVISION  
ANDERSON STREET

DRAWING NO.  
**A-2**  
SHEET OF  
PROJECT NO.

33. APPROVAL OF BOUNDARY AGREEMENT BETWEEN STATE OF CALIFORNIA AND SURFSIDE COLONY, LTD., A CALIFORNIA CORPORATION, ALONG THE ORDINARY HIGH WATER MARK OF THE PACIFIC OCEAN, VICINITY OF SURFSIDE, ORANGE COUNTY - W.O. 5850, B.L.A. 74.

After consideration of Calendar Item 11 attached, and upon motion duly made and unanimously carried, the following resolution was adopted:

THE EXECUTIVE OFFICER IS AUTHORIZED TO EXECUTE AN AGREEMENT WITH THE SURFSIDE COLONY, LTD., FIXING THE ORDINARY HIGH WATER MARK AS THE PERMANENT BOUNDARY ALONG THE PACIFIC OCEAN BETWEEN STATE TIDE AND SUBMERGED LANDS AND PRIVATE UPLANDS, SAID BOUNDARY LINE BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHERLY CORNER OF LOT 1 IN BLOCK A, AS SHOWN ON "RECORD OF SURVEY SURFSIDE COLONY", FILED IN BOOK 4, PAGE 19 OF RECORD OF SURVEYS, COUNTY OF ORANGE, SAID BLOCK A BEING IN FRACTIONAL SECTION 24, TOWNSHIP 5 SOUTH, RANGE 12 WEST, S.B.M.; THENCE S. 49° 26' 59" W. 77.55 FEET TO A POINT ON THE MEAN HIGH TIDE LINE OF 1937, WHICH POINT IS THE TRUE POINT OF BEGINNING OF THIS BOUNDARY LINE AND WHICH IS ALSO SHOWN ON "MAP OF EXISTING HIGH TIDE LINE SURVEYS OF THE PACIFIC OCEAN" PREPARED FOR SURFSIDE COLONY, LTD., BY PETERSEN & HENSTRIDGE, LAND SURVEYORS, IN MARCH 1966; THENCE FROM SAID TRUE POINT OF BEGINNING ALONG THE FOLLOWING COURSES: N. 43° 45' 11" W. 1069.03 FEET, N. 48° 53' 37" W. 1004.50 FEET, N. 49° 52' 36" W. 957.14 FEET AND N. 56° 15' 04" W. 6.74 FEET TO THE END OF THIS BOUNDARY LINE, WHICH ENDING POINT BEARS S. 00° 02' 00" E. 358.85 FEET AND S. 56° 15' 04" E. 20.32 FEET FROM THE QUARTER CORNER BETWEEN SECTIONS 13 AND 24, T. 5 S., R. 12 W., S.B.M.

Attachment  
Calendar Item 11 (1 page)

11.

APPROVAL OF BOUNDARY AGREEMENT BETWEEN STATE OF CALIFORNIA AND SURFSIDE COLONY, LTD., A CALIFORNIA CORPORATION, ALONG THE ORDINARY HIGH WATER MARK OF THE PACIFIC OCEAN, VICINITY OF SURFSIDE, ORANGE COUNTY - W.O. 5850.

An application (request) has been recieved from Surfside Colony, Ltd., a California corporation, to establish the boundary between State-owned tide and submerged lands and privately owned uplands along the Pacific Ocean in the vicinity of Surfside, Orange County.

The Navy jetties at Anahim Bay were built in 1941-42. A short jetty was built prior to 1942. The combined influence of these jetties created an aritificial condition. The last known mean-high-tide-line survey prior to these man-made conditions was made by R. L. Patterson in September 1937. This 1937 mean high tide line is agreeable to all parties as a permanent boundary fronting the upland property of Surfside Colony, Ltd.

The office of the Attorney General has previously approved boundary agreements in the subject form.

IT IS RECOMMENDED THAT THE EXECUTIVE OFFICER BE AUTHORIZED TO EXECUTE AN AGREEMENT WITH THE SURFSIDE COLONY, LTD., FIXING THE ORDINARY HIGH WATER MARK AS THE PERMANENT BOUNDARY ALONG THE PACIFIC OCEAN BETWEEN STATE TIDE AND SUBMERGED LANDS AND PRIVATE UPLANDS, SAID BOUNDARY LINE BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHERLY CORNER OF LOT 1 IN BLOCK A, AS SHOWN ON "RECORD OF SURVEY SURFSIDE COLONY", FILED IN BOOK 4, PAGE 19 OF RECORD OF SURVEYS, COUNTY OF ORANGE, SAID BLOCK A BEING IN FRACTIONAL SECTION 24, TOWNSHIP 5 SOUTH, RANGE 12 WEST, S.B.M.; THENCE S. 49° 26' 59" W. 77.55 FEET TO A POINT ON THE MEAN HIGH TIDE LINE OF 1937, WHICH POINT IS THE TRUE POINT OF BEGINNING OF THIS BOUNDARY LINE AND WHICH IS ALSO SHOWN ON "MAP OF EXISTING HIGH TIDE LINE SURVEYS OF THE PACIFIC OCEAN" PREPARED FOR SURFSIDE COLONY, LTD., BY PETERSEN & HENSTRIDGE, LAND SURVEYORS, IN MARCH 1966; THENCE FROM SAID TRUE POINT OF BEGINNING ALONG THE FOLLOWING COURSES: N. 43° 45' 11" W. 1069.03 FEET, N. 48° 53' 37" W. 1004.50 FEET, N. 49° 52' 36" W. 957.14 FEET AND N. 56° 15' 04" W. 6.74 FEET TO THE END OF THIS BOUNDARY LINE, WHICH ENDING POINT BEARS S. 00° 02' 00" E. 358.85 FEET AND S. 56° 15' 04" E. 20.32 FEET FROM THE QUARTER CORNER BETWEEN SECTIONS 13 AND 24, T. 5 S., R.12 W., S.B.M.

A 69-71  
S 35

12,594

W.O. 5850  
BIA No. 74  
7988 OR 763

BOUNDARY AGREEMENT

THIS BOUNDARY AGREEMENT, made and entered into by and between STATE OF CALIFORNIA, acting by and through the STATE LANDS COMMISSION (as Party of the First Part hereinafter referred to as "the State") and Surfside Colony, Ltd., a California Corporation (as Party of the Second Part hereinafter referred to as "Second Party").

W I T N E S S E T H

WHEREAS, the State acting through the State Lands Commission is authorized by Section 6357 of the Public Resources Code to establish by agreement the ordinary high water mark or the ordinary low water mark of the swamp, overflowed, marsh, tide or submerged lands of this State, whenever it is deemed expedient or necessary; and

WHEREAS, the Second Party appears of record as owner of certain uplands fronting on the tide and submerged lands of the Pacific Ocean, vicinity of Surfside, Orange County, California; and

WHEREAS, the State of California by virtue of its sovereignty is the owner of the tide and submerged lands in the Pacific Ocean, vicinity of Surfside, Orange County, California; and

WHEREAS, the ordinary high water mark as it may have existed in its last natural state has been affected by artificial and natural processes or a combination of both; and

WHEREAS, the State Lands Commission and the Second Party consider it expedient and necessary and in the best interests of the State and the public to describe and fix permanently the ordinary high water mark as the boundary

between the lands belonging to the State and Second Party and forever set at rest any and all questions relating to the location of said ordinary high water mark.

NOW, THEREFORE, in order to locate, describe and permanently establish the ordinary high water mark as the true and correct boundary line between the State and Second Party, it is agreed that said boundary line is and shall be located and established as follows:

Being in the fractional Section 24, Township 5 South, Range 12 West, of the San Bernardino meridian, in the county of Orange, state of California, described according to a map entitled "Record of Survey Surf Side Colony", filed in book 4 page 19 of Record of Surveys, in the office of the county recorder of said county, described as follows:

Beginning at the intersection of the southeasterly line of Anderson Street (40.00 feet wide) as conveyed to the County of Orange by deed dated June 3, 1929 and recorded in book 283 page 289 of Official Records of said Orange County and shown on said map with the southeasterly prolongation of the southwesterly line of Lot 1 Block A as shown on said map; thence South  $49^{\circ} 28' 00''$  West 76.88 feet along said southeasterly line of Anderson Street to the true point of beginning of this boundary line, said true point of beginning being on the ordinary high water mark of the Pacific Ocean, said ordinary high water mark also being the mean high tide line of the Pacific Ocean as surveyed by R. L. Patterson on September 4, 1937, using United States Coast & Geodetic Survey Tidal Bench Mark Data and employing the federally accepted law that the "ordinary high water line" is equivalent to an average of all high tide elevations over a period of 18.6 years, said mean high tide line being also delineated on a "Map of Existing High Tide Line Surveys of the Pacific Ocean" prepared for Surfside Colony, Ltd., by Petersen & Henstridge, Land Surveyors in March 1966, and more particularly described as follows:

Thence, from said true point of beginning, North  $43^{\circ} 45' 11''$  West 1109.03 feet; thence North  $48^{\circ} 53' 37''$  West 1004.50 feet; thence North  $49^{\circ} 52' 36''$  West 957.14 feet; and North  $56^{\circ} 15' 04''$  West 6.73 feet to a point on the southwesterly prolongation of the southeasterly line of lot 120, Block A as shown on said map distant thereon South  $33^{\circ} 54' 00''$  West 74.84 feet from the most southerly corner of said lot 120, which point is the end of this boundary line, and which lot corner bears South  $10^{\circ} 43' 52''$  East 314.14 feet more or less from the North quarter corner of said fractional Section 24 as shown on said map.

This agreement shall be binding upon and inure to the benefit of the successors and assigns of the parties hereto.

IN WITNESS WHEREOF, the parties hereto have executed this agreement on the dates hereafter written:

SURFSIDE COLONY, LTD.

6-18-66  
Date of Signature

By Donald E. Van Arnum  
President

6-18-1966  
Date of Signature

By Clifford W. Bell  
Secretary

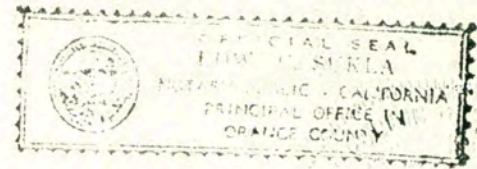
STATE OF CALIFORNIA )  
COUNTY OF Orange ) SS

On June 18, 1966, before me, the undersigned, a Notary Public in and for said State, with principal office in Orange County, personally appeared DONALD E. VAN ARNUM and CLIFFORD W. BELL known to me to be the President and Secretary, respectively, of the corporation that executed the within Instrument, known to me to be the persons whose names are subscribed to the within Instrument and acknowledged that they executed the within Instrument pursuant to the authority of said corporation.

WITNESS my hand and official seal.

Edw. C. Sukla

EDW. C. SUKLA  
My Commission Expires July 21, 1967.  
Name (Typed or Printed)  
NOTARY PUBLIC IN AND FOR THE STATE OF CALIFORNIA



STATE OF CALIFORNIA  
acting by and through  
STATE LANDS COMMISSION

By *F. J. Hortig*  
F. J. Hortig  
Executive Officer

July 6, 1966  
Date of Signature

STATE OF CALIFORNIA  
COUNTY OF Los Angeles } ss

On July 6, 1966, before me, the undersigned, a Notary Public in and for said State, with principal office in Los Angeles County, personally appeared F. J. HORTIG, known to me to be the Executive Officer of the STATE LANDS COMMISSION, STATE OF CALIFORNIA, the Commission that executed the within Instrument, known to me to be the person who executed the within Instrument, on behalf of the Commission therein named, and acknowledged to me that such Commission executed the within Instrument pursuant to a resolution of its Commissioners.

WITNESS my hand and official seal.

*Myrtle Stratton*  
MYRTLE STRATTON, Notary Public  
My Commission Expires October 30, 1966  
Name (Typed or Printed)  
NOTARY PUBLIC IN AND FOR THE STATE OF CALIFORNIA

**CALIFORNIA COASTAL COMMISSION**

South Coast Area Office  
 301 East Ocean Avenue, Suite 300  
 Long Beach, CA 90802-4302  
 (562) 590-5071

**NOTICE OF VIOLATION OF THE CALIFORNIA COASTAL ACT**

March 29, 2023

Surfside Colony, Ltd.  
 P.O. Box 235  
 Surfside, CA 90743

Violation File Number: V-5-23-0032

Property location: Sandy beach at Anderson Street and Surfside Ave, Surfside, APN 178-502-32; Orange County

Unpermitted Development<sup>1</sup>: Construction of a new fence along subject property that extends seaward onto public trust lands at and beyond the adjudicated mean high tide line and changes public access to the coast, all of which occurred without a Coastal Development Permit.

To Surfside Colony, Ltd.:

The California Coastal Act<sup>2</sup> was enacted by the State Legislature in 1976 to provide long-term protection of California's 1,000-mile coastline through implementation of a comprehensive planning and regulatory program designed to manage conservation and development of coastal resources. The California Coastal Commission ("Commission") is the state agency created by, and charged with administering, the Coastal Act of 1976. In making its permit and land use planning decisions, the Commission carries out Coastal Act policies, which, amongst other goals, seek to protect and restore sensitive habitats; protect natural landforms; protect scenic landscapes and views of the sea; protect against loss of life and property from coastal hazards; and provide maximum public access to the coast.

Our staff has received reports and has confirmed that the replacement and extension of a fence has occurred along your property line, and beyond onto state land, at the corner of Anderson Street and Surfside Ave. The new fence extends across and seaward of the

<sup>1</sup> Please note that the description herein of the violation at issue is not necessarily a complete list of all development on the subject property that is in violation of the Coastal Act that may be of concern to the Commission. Accordingly, you should not treat the Commission's silence regarding (or failure to address) other development on the subject property as indicative of Commission acceptance of, or acquiescence in, any such development. Please further note that the term "violation," as used throughout this letter, refers to alleged violations of the Coastal Act.

<sup>2</sup> The Coastal Act is codified in Sections 30000 to 30900 of the California Public Resources Code. All further section references are to that code, and, thus, to the Coastal Act, unless otherwise indicated.

adjudicated mean high tide line (“MHTL”) onto publicly owned land. In this location the fence is a barrier to public access along the MHTL, and, in effect, privatizes public beach up-coast of the fence. Commission staff has confirmed that this work has been conducted without the benefit of a coastal development permit (“CDP”) from the Commission. This letter is to provide you with some background information and request that the fence be removed immediately to ensure compliance with the permitting requirements and resource protection policies of the Coastal Act.

### **Public Beach**

Under well-settled state law, the state of California owns the tidelands and submerged lands seaward of the MHTL and these tidelands are held in public trust for the public. Article X, Section 4 of the California State Constitution states:

***No individual, partnership, or cooperation, claiming or possessing the frontage of tidal lands of a harbor, bay, inlet, estuary, or other navigable water in this state shall be permitted to exclude the right of way to such water whenever it is required for public purpose, nor to destroy or obstruct free navigation of such waters; the Legislature shall enact such as will give the most liberal construction of this provision so that access to the navigable waters of this State shall always be attainable for the people thereof.***

Commission staff acknowledges that Surfside Colony, Ltd.’s property line extends approximately 80 feet in distance from the private residences fronting the ocean on Surfside Ave to the adjudicated MHTL per Boundary Agreement 74 between Surfside and the California State Lands Commission. However, the fence you have constructed clearly extends beyond this point into an area within state tidelands. The fence also prevents the public from directly accessing state tidelands at Surfside Beach without walking around it, and gives the impression that such beach is private property belonging to Surfside Colony, Ltd. and unavailable for public use.

### **Jurisdiction**

Section 30604 of the Coastal Act provides for the issuance of CDPs directly by the Commission in regions where the local government having jurisdiction does not have a certified Local Coastal Program (“LCP”). Surfside is located in Seal Beach, which does not have a certified LCP. Therefore, Surfside is under Commission jurisdiction, and CDPs within Surfside Colony, LTD. must be issued directly by the Commission prior to construction of the development at issue.

We have conducted a search of our permit records, and cannot locate a CDP for the subject fence, its complete replacement, or its encroachment into adjacent state tidelands. As such, the fence constitutes unpermitted development. However, even if a CDP had been applied for (which was not the case here), the nature and placement of the fence would not be consistent with the provisions of the Coastal Act, as will be discussed in further detail below.

### **Unpermitted Development**

All development in the Coastal Zone requires a CDP, as Section 30600 of the Coastal Act requires that any person undertaking development in the Coastal Zone first obtain a CDP. Development is broadly defined by Section 30160 of the Coastal Act:

*“Development” means, on land, in or under water, the placement or erection of any solid material or structure; discharge or disposal of any dredged material or of any gaseous, liquid, solid, or thermal waste; grading, removing, dredging, mining, or extraction of any materials; change in the density or intensity of use of land, including, but not limited to, subdivision pursuant to the Subdivision Map Act (commencing with Section 66410 of the Government Code), and any other division of land, including lot splits, except where the land division is brought about in connection with the purchase of such land by a public agency for public recreational use; change in the intensity of use of water, or access thereto; construction, reconstruction, demolition, or alteration of the size of any structure, including any facility of any private, public, or municipal utility; and the removal or harvesting of major vegetation other than for agricultural purposes, kelp harvesting, and timber operations which are in accordance with a timber harvesting plan submitted pursuant to the provisions of the Z’berg-Nejedly Forest Practice Act of 1973 (commencing with Section 4511).*

*As used in this section, “structure” includes, but is not limited to, any building road, pipe, flume, conduit, siphon, aqueduct, telephone line, and electrical power transmission and distribution line.*

Installation of the subject fence constitutes placement of solid material. Additionally, due to the fence’s length and proximity to the shoreline, it also affects a “change in the intensity of use of water, or of access thereto.” Therefore, the fence constitutes development as defined by the Coastal Act. Furthermore, the replacement and expansion of the fence constructed along your property line extends seaward of the MHTL onto state tidelands held in the public trust.

Pursuant to California Code of Regulation, Title 14 (“14 CCR”), Section 1352, “the replacement of 50 percent or more of . . . any structure is not repair and maintenance under Section 30610(d) but instead constitutes a replacement structure requiring a coastal development permit.” Our records indicate that a fence has existed at this general location for many years, although the extension onto state land occurred relatively recently. The fence was recently completely replaced by FDS, Fence Distributors (“FDS”) through a local contractor, A-1 Steel.<sup>3</sup> FDS’s website openly advertises this complete replacement and states that approximately “200 feet” of “Winchester Grey Trex Seclusions [the new unpermitted fence] . . . was installed to replace an old weathered fence that was falling into disrepair.” Thus, this complete rebuilding of the fence does not constitute mere repair and maintenance, but replacement instead, which requires a coastal development permit for the new structure.

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<sup>3</sup> Please see Exhibits 1, 2, 3, 4, and 5 for reference.

It should be noted that even if Surfside Colony, Ltd. applied for a CDP prior to replacing the old fence, it is unlikely that Commission staff would approve the replacement since it is inconsistent with resource protection policies of the Coastal Act, as will be described in further detail below.

For instance, Section 30210 of the Coastal Act requires that "maximum access . . . shall be provided for all the people . . ." Section 30211 requires that "Development shall not interfere with the public's right of access to the sea where acquired through use or legislative authorization . . ." Furthermore, Section 30213 protects, encourages, and provides for lower cost public recreational opportunities, such as beach access. Maximizing public access to and along the coast and maximizing public recreational opportunities in the coastal zone are high priorities for the Coastal Commission. Public access and recreational opportunities are specifically protected in the Coastal Act and are stated as basic goals of the state for the Coastal Zone in Section 30001.5. The replacement and extension of the abovementioned fence adjacent to and across the MHTL directly obstructs the public's ability to access state lands at Surfside Beach without walking around it. Additionally, the fence line suggests that state lands at Surfside Beach is private property belonging to Surfside Colony, Ltd. and unavailable for public use. Thus, the subject unpermitted development is inconsistent with the requirements of Sections 30210, 30211, and 30213.

Furthermore, Section 30251 of the Coastal Act states, in relevant part:

*The scenic and visual quality of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect view to and along the ocean and scenic coastal areas, to minimize the alteration of natural landforms, to be visually compatible with the character of surrounding areas, and, where feasible, to restore and enhance visual quality in visually degraded areas.*

The length, height, and contrasting composition of the subject replacement fence entirely blocks the public's view of Surfside Beach northward from the end of Anderson Street until past the MHTL. Therefore, this development significantly reduces the scenic and visual quality of surrounding areas, and is a violation of Section 30251 of the Coastal Act.

### **Public Access Violation**

Please be advised that in cases involving violations of the public access provisions of the Coastal Act, which is the case here, Section 30821 authorizes the Commission to impose administrative civil penalties up to \$11,250 per day for each violation.

We would like to resolve these issues quickly and believe this can be accomplished by removing the fence. Please consider this letter to be notification of our intent to pursue administrative penalties to Section 30821 if you do not request authorization from the Commission to remove the fence within 30 days of receiving this letter. Upon receiving this letter, immediately contact our office to discuss resolution of this matter.

Additionally, we would like to remind you of your obligations under CDP No. P-75-6364 regarding the unlocking of a pedestrian gate at the intersection of Anderson Street and Pacific Ave. In order to protect established pedestrian and bicycle access across your property to the beach, a condition within this CDP states: "access shall be available to pedestrians and bicyclists during daylight hours." Please be advised that non-compliance with the terms and conditions of an approved permit constitute a violation of the Coastal Act.

### Resolution

While we are hopeful that we can resolve this matter informally, please be advised that, in addition to the administrative penalty authority described above, the Coastal Act has several remedies to address violations of the Coastal Act, including the following:

Section 30809 states that if the Executive Director of the Commission determines that any person has undertaken, or is threatening to undertake, any activity that may require a permit from the Coastal Commission without first securing a permit, or is inconsistent with any permit previously issued by the Commission, the Executive Director may issue an order directing that person to cease and desist. Section 30810 states that the Coastal Commission may also issue a cease and desist order.

As noted above, in cases involving violation(s) of the public access provisions of the Coastal Act, Section 30821 authorizes the Commission to impose administrative civil penalties in an amount not to exceed \$11,250 per day per violation in which the violation persists.

Finally, Section 30812 authorizes the Executive Director to record a Notice of Violation against any property determined to have been developed in violation of the Coastal Act. If the Executive Director chooses to pursue that course, you will first be given notice of the Executive Director's intent to record such a notice, and you will have the opportunity to object and to provide evidence to the Commission at a public hearing as to why such a notice of violations should not be recorded. If a notice of violation is ultimately recorded against your property, it will serve as a notice of the violation to all successors in interest in that property.

Thank you for your attention to this matter. Please call me by **April 13, 2023**, to discuss the fence removal and resolution. If you have any questions regarding this letter or the pending enforcement case, please feel free to contact me at (562) 590-5071.

Sincerely,



Spenser Sayre  
District Enforcement Officer

**cc: Lisa Haage, Chief of Enforcement, CCC**  
**Karl Schwing, Deputy Director, CCC**  
**Andrew Willis, Enforcement Staff Counsel, CCC**

**EXHIBIT 1**



A simple search of "beach fence images" returns tranquil pictures of driftwood sticks tied together with a bit of wire, wavy and windblown, along a beach. These quintessential images exude an easy-going and relaxing vibe that is perfect for your computer's wallpaper. These beach fences make for great pictures, but in reality, they are purely decorative in a rustic sort of way. They can't keep anyone in or out, provide privacy or even mark the property line when the wind easily shifts the location of the fences. But, what if we could have a beach fence that was sturdy, attractive and private? A fence that's designed to match the stunning scenery but also serve fully functional purpose? Consider Trex, the ultimate privacy fence for beaches.

A recent project in Seal Beach, California at the beachside community of Surfside Colony, proves that Trex is the best kind of beach fence when privacy and durability matter. Local contractor, A-1 Steel, installed approximately 200 feet of Winchester Gray Trex Seclusions on the sandy beach south of Long Beach. The Trex Fence starts at the iconic PCH Water Tower House and heads straight towards the ocean. The property owners were in search of a new fence that would last so Trex was installed to replace an old weathered fence that was falling into disrepair.

**EXHIBIT 2**



*Surfside Colony in Southern California*

**EXHIBIT 3**



*Old and broken fence before removal*

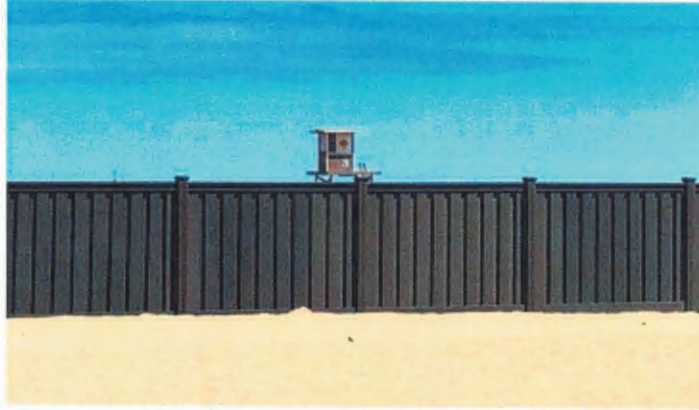
**EXHIBIT 4**



*Brand new Winchester Grey Trex Fence along the beach*

**EXHIBIT 5**

 **Buy Now** ▾ Products ▾ Why Trex ▾ Resources ▾ Get Pricing ▾ Gallery ▾ Contact Us  Account Search 



*Privacy and durability for the residents and beachgoers*

Scenario Region  
California Coast

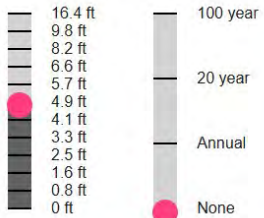
Scenario Topic  
Flooding

Scenario

4.9 ft  
Sea Level Rise

None  
Storm Frequency

Use cm



Sea Level Rise      Storm Frequency

