

I hereby certify that this map portrays the boundaries of the Post-LCP Certification Commission Jurisdiction for the County of San Mateo (jurisdiction) adopted by the California Coastal Commission Dec 2 1980 pursuant to Section 00198 of the LCP Implementation Regulations, and supersedes all previously adopted maps.

Jonathan VanLoops
 JONATHAN VAN LOOPS
 Coastal Program Analyst
 Technical Services Division

STATE OF CALIFORNIA
 COUNTY OF SAN FRANCISCO

On this 17th day of November in the year one thousand nine hundred and 81 before me, Gregory Lawrence Holway, a Notary Public State of California, duly commissioned and sworn, personally appeared Jonathan VanLoops

known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same.

IN WITNESS WHEREOF I have hereunto set my hand and official seal in the City and County of San Francisco this 17th day and year of the above first day of writing.

Gregory Lawrence Holway
 Gregory Lawrence Holway
 Notary Public, State of California
 My commission expires October 25, 1986

The following motion was adopted by the California Coastal Commission on March 1, 1977 in conjunction with the jurisdictional maps pursuant to Section 30103 (b) of the Coastal Act of 1972:

- Where the Coastal Zone boundary follows road or railroad rights-of-way, the boundary of the Coastal Zone shall be the inland boundary of the improved right-of-way as it exists as of January 1, 1977, or as modified by closure or additional improvement thereafter provided that it shall not be more than 100 yards inland from the center line.
- It is the intention of the Commission, that minor development such as construction of curb cuts, driveways, or other development serving property on the inland side of such roads or railroads, be excluded from any coastal permit requirements by means of an appropriate categorical exclusion as permitted by Section 30610 (d) of the Public Resources Code.

The coastal zone boundary shown on this map is a conformed copy of the maps adopted by the California Coastal Commission pursuant to Section 30103(b) of the California Coastal Act of 1972 (California Public Resources Code Section 30000 et seq.). 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 Section 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 Section 30008 of the California Coastal Act as amended in 1976, "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."

Post LCP Certification Permit and Appeal Jurisdiction County of San Mateo City of Half Moon Bay




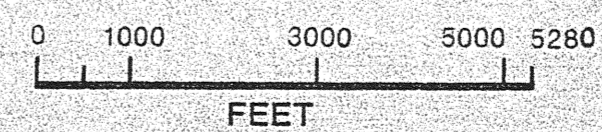
Permit Jurisdiction
 This area includes only lands below the mean high tide line and lands where the public trust may exist.



Appeal Jurisdiction
 This area includes lands between the sea and the designated first public road paralleling the sea or 300' from the inland extent of any beach or of the mean high tide line if there is no beach, whichever is the greater distance. Also included are lands within 100' of streams and wetlands and lands within 300' of the top of the seaward face of coastal bluff.

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. §30603(1)(b), and §30603(a)(1) and (a)(2). 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.

 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 P.R.C. Section 30603 (a)(4) and (a)(5):

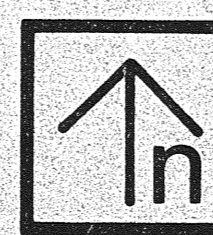
- Any development approved by a county that is not designated as a principal permitted use under zoning approved pursuant to the applicable Local Coastal Program;
- Any development that constitutes a major public works project or a major energy facility.

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

Prepared By:	M.S.J.V.C.	Date:	3/25/81
Adopted by Commission:			
Revisions			
Date	By	Comm.	Action

CALIFORNIA COASTAL COMMISSION

COASTAL ZONE



KILOMETERS 1 0 1 2
 SCALE 1:24,000
 THOUSAND FEET 4 3 2 1 0 2 4 6

ACRES 40
 DATE 3/1/77
 BY MMC

HALF MOON BAY

Map
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