city of laguna beach

LOCAL COASTAL PROGRAM EXCLUSION AREAS

(Per Categorical Exclusion Order E-93-1)

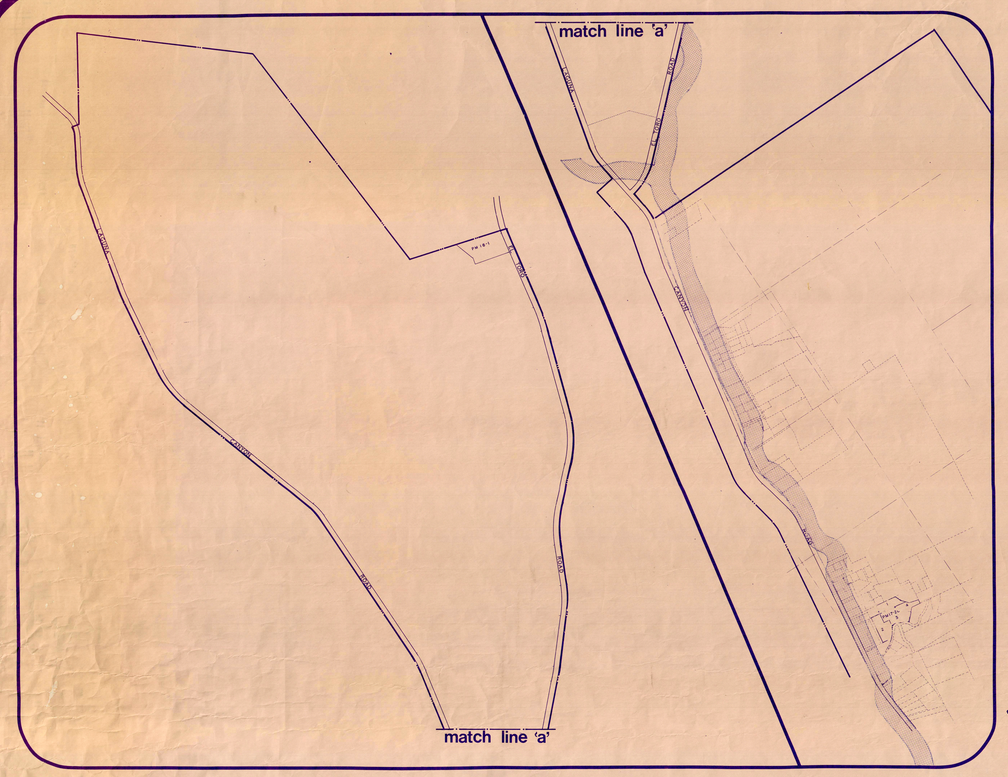
1) Hillcrest Area
2) High Street Area
3) Skyline Area
4) High School Area
5) Temple Hills/Bluebird Area
6) Summit Area
7) Portafina Area
8) Arch Beach Heights
9) Top of the World

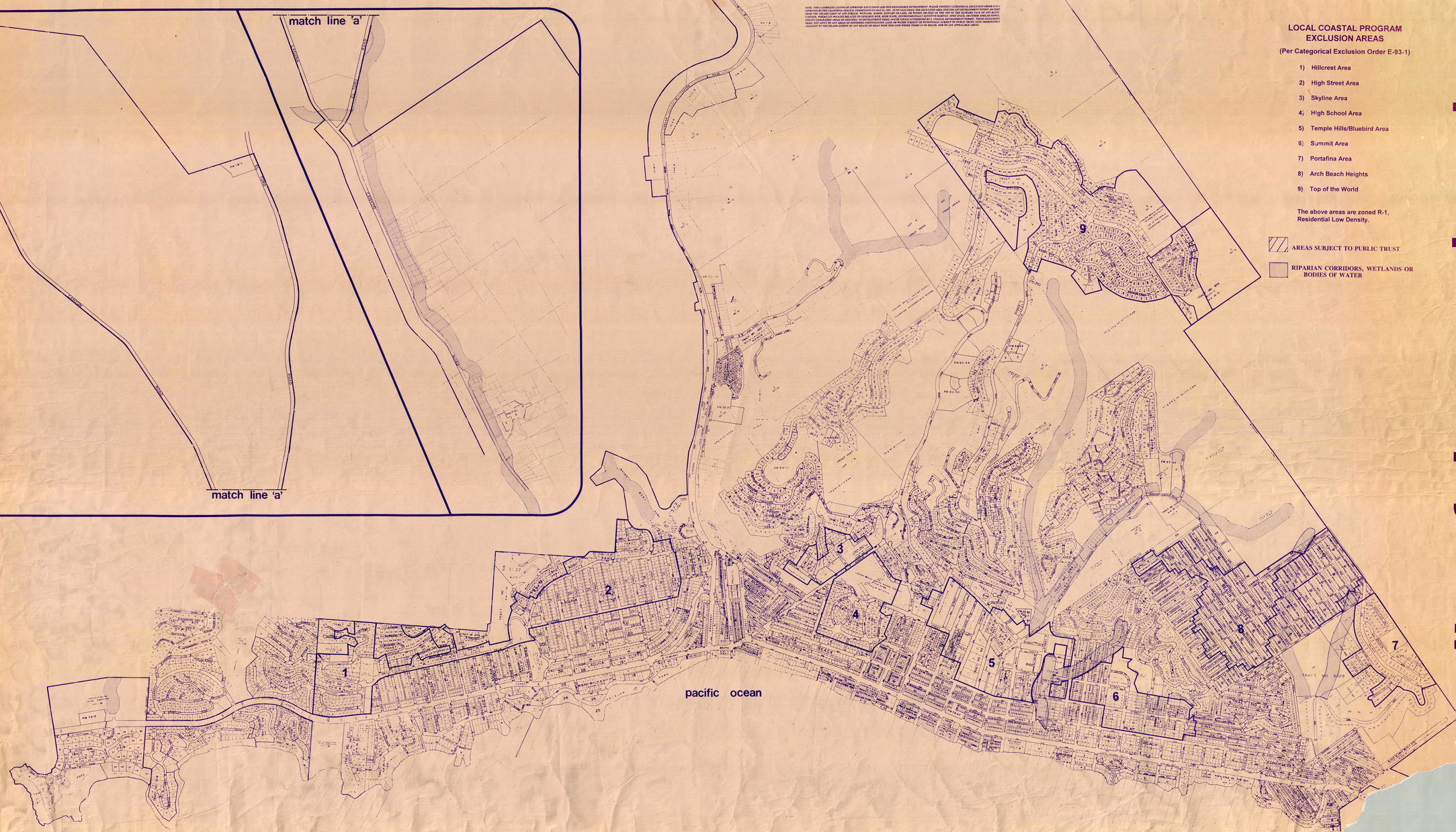
The above areas are zoned R-1, Residential Low Density.

AREAS SUBJECT TO PUBLIC TRUST

RIPARIAN CORRIDORS, WETLANDS OR BODIES OF WATER

NOTE: FOR A COMPLETE LISTING OF APPROVED EXCLUSIONS AND NON-EXCLUDABLE DEVELOPMENT, PLEASE CONSULT CATEGORICAL EXCLUSION ORDER E-93-1 APPROVED BY THE CALIFORNIA COASTAL COMMISSION ON MAY 11, 1993. (IN THE CASE SHALL THE EXCLUSION AREA INCLUDE ANY DEVELOPMENT WITHIN 100 FEET OF ANY BEACH OR WITHIN 50 FEET OF THE MEAN HIGH TIDE LINE OF THE PACIFIC OCEAN, WHICHEVER IS GREATER. THE EXCLUSION AREA DOES NOT INCLUDE ANY DEVELOPMENT WITHIN ANY WETLAND, RIPARIAN CORRIDOR, OR ESTUARY, WHICH IS SUBJECT TO PUBLIC TRUST RIGHTS, ANY DEVELOPMENT RELATED TO GEOLOGIC RISK, HIGH SLOPE, ENVIRONMENTALLY SENSITIVE HABITAT, OPEN SPACE, OR OTHER SIMILAR ISSUES, OR ANY DEVELOPMENT RELATED TO GEOLOGIC RISK, HIGH SLOPE, ENVIRONMENTALLY SENSITIVE HABITAT, OPEN SPACE, OR OTHER SIMILAR ISSUES, SPECIFIC GEOGRAPHIC AREAS OF CONCERN. NO DEVELOPMENT SHALL OCCUR UNLESS AUTHORIZED BY A COASTAL DEVELOPMENT PERMIT. THESE EXCLUSIONS DO NOT INCLUDE ANY DEVELOPMENT WITHIN 100 FEET OF ANY BEACH OR WITHIN 50 FEET OF THE MEAN HIGH TIDE LINE OF THE PACIFIC OCEAN, WHICHEVER IS GREATER, WHICH IS SUBJECT TO THE ISLAND EXTENT OF ANY BEACH OR MEAN HIGH TIDE LINE WHERE THERE IS NO BEACH, NOR DO ANY APPLICABLE AREAS.





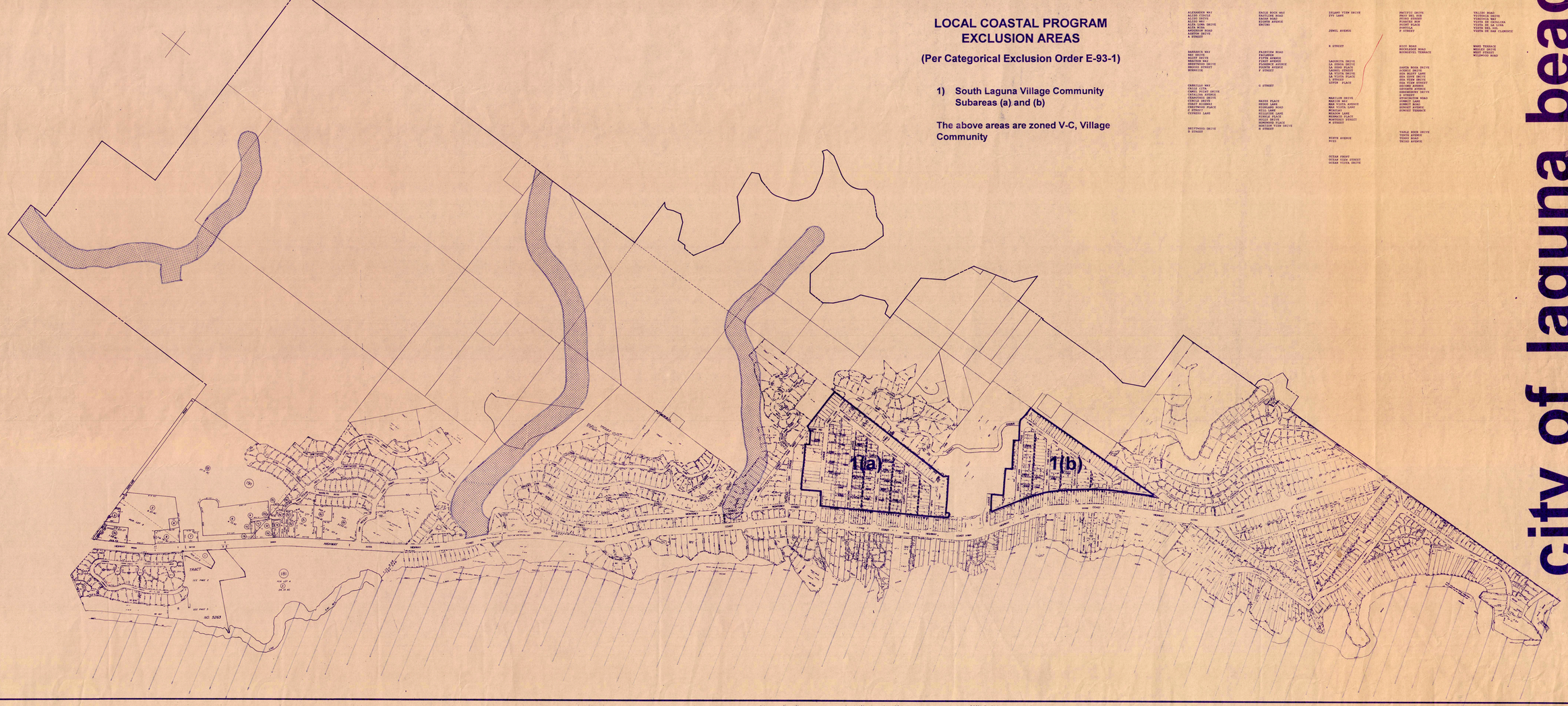
NOTE: FOR A COMPLETE LISTING OF APPROVED EXCLUSIONS AND NON-EXCLUDABLE DEVELOPMENT, PLEASE CONSULT CATEGORICAL EXCLUSION ORDER E-93-1 APPROVED BY THE CALIFORNIA COASTAL COMMISSION ON MAY 13, 1993. IN NO CASE SHALL THE EXCLUSION AREA INCLUDE ANY DEVELOPMENT WITHIN 100-FEET FROM THE UPLAND LIMIT OF ANY STREAM, WETLAND, MARSH, ESTUARY OR LAKE, OR WITHIN 300-FEET OF THE TOP OF THE SEAWARD FACE OF ANY BLUFF. FURTHER, WHERE LCP POLICIES RELATED TO GEOLOGIC RISK, HIGH SLOPE, ENVIRONMENTALLY SENSITIVE HABITAT, OPEN SPACE, OR OTHER SIMILAR TOPICS, SPECIFY GEOGRAPHIC AREAS OF CONCERN, NO DEVELOPMENT SHALL OCCUR UNLESS AUTHORIZED BY A COASTAL DEVELOPMENT PERMIT. THESE EXCLUSIONS SHALL NOT APPLY TO ANY AREAS OF DEFERRED CERTIFICATION, LAND OR WATER SUBJECT OR POTENTIALLY SUBJECT TO PUBLIC TRUST, LOTS IMMEDIATELY ADJACENT TO THE INLAND EXTENT OF ANY BEACH OR MEAN HIGH TIDE LINE WHERE THERE IS NO BEACH, NOR TO ANY APPEALABLE AREAS.

LOCAL COASTAL PROGRAM EXCLUSION AREAS

(Per Categorical Exclusion Order E-93-1)

1) South Laguna Village Community Subareas (a) and (b)

The above areas are zoned V-C, Village Community



ALEXANDER WAY
ALICE TURNER
ALICO DRIVE
ALICO WAY
ALIN LANE DRIVE
ALIN MIRA
ALISO VIEW ROAD
AMETHYST DRIVE
A STREET

BARRANCA WAY
BAY DRIVE
BAY VIEW ROAD
BEACON WAY
BEECHWOOD DRIVE
BERMUDA STREET
BIGHORN

CABRILLO WAY
CALLE CITA
CAMEL POINT DRIVE
CAMINO DE LOS
CRANFORD DRIVE
CIRCLE DRIVE
CLIFF DRIVE
CRESTWOOD PLACE
C STREET
CYPRESS LANE

DRIFTWOOD DRIVE
D STREET

EAGLE ROCK WAY
EAGLEIN ROAD
EAGLE ROAD
EIGHTH AVENUE
ENCINO

FAIRVIEW ROAD
FALLBROK
FIFTH AVENUE
FIRST AVENUE
FLORENCE AVENUE
FOREST DRIVE
F STREET

G STREET

HAYES PLACE
HEMLOCK
HIGHLAND ROAD
HILL LANE
HILLTOP LANE
HINGLE PLACE
HOLLY DRIVE
HORIZON VIEW DRIVE
H STREET

ISLAND VIEW DRIVE
IVY LANE

JEWEL AVENUE

K STREET

LAGUNITA DRIVE
LA SENDA DRIVE
LA VISTA DRIVE
LAUREL STREET
LA VISTA DRIVE
LAVENDER PLACE
L STREET
LUPIN PLACE

MARCLAIN DRIVE
MARION WAY
MAR VISTA AVENUE
MAR VISTA LANE
MONARCH
MORAGA LANE
MORNALIS PLACE
MONTERIEY STREET
M STREET

NINTH AVENUE
NIGO

OCEAN KNOLL
OCEAN VIEW STREET
OCEAN VISTA DRIVE

PACIFIC DRIVE
PALO SEC WAY
PEDRO STREET
PINE STREET
PLANT PLACE
PORTOLA
P STREET

RICO ROAD
RIMROCK ROAD
RUNNERIEL TERRACE

SANTA ROSA DRIVE
SCENIC DRIVE
SEA BLUFF LANE
SEA CLIFF DRIVE
SEA VIEW DRIVE
SEA VIEW STREET
SEVENTH AVENUE
SEVENTH AVENUE
SHERNEMERY DRIVE
SIXTH AVENUE
SOUTHCROSS ROAD
SUMMIT LANE
SUNSET AVENUE
SUNSET AVENUE
SUNSET TERRACE

TABLE ROCK DRIVE
TENTH AVENUE
THIRD AVENUE
THIRD AVENUE

VALIDO ROAD
VICTORIA DRIVE
VISTA DE LA MAR
VISTA DE CAZALIEN
VISTA DE LA LOMA
VISTA DEL MAR
VISTA DE SAN CLEMENTE

WARD TERRACE
WEST STREET
WEST STREET
WILDWOOD ROAD

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