

Gaviota Coast Planning Worksheets

Ref.	Planning Issues	Tensions/Impacts/Constraints	Relevant:				Applicability to:					Comments
			Jurisdiction(s)/ Stakeholders	Policies/ Ordinances	Statute/Law	Planning Tools	Flexibility	Incentives	Public Improvements/ Maintenance	Jurisdictional Cooperation	Sole County Authority	
<i>Transportation, Energy, and Infrastructure</i>												
TEA-1	Recommend a Set of Improvements to Highway 101 Operations	a. Need for highway safety improvements and potential negative affect upon rural coastal character and existing circulation and access b. Informal use of CalTrans right of way	Santa Barbara County CalTrans State Parks Department Coastal Commission	Circulation Element Scenic Highways Element Land Use Element Local Coastal Plan LUDC Article II		a. New policies b. Collaboration with CalTrans		✓	✓	✓		
TEA-2	Recommend a Set of Improvements to Railroad Operations	a. Railroad can be an impediment to achieving safe coastal access b. Local jurisdictions have limited influence regarding railroad operations	Santa Barbara County Union Pacific Railroad Coastal Commission	Land Use Element LCP LUDC Article II		a. At-grade crossing inventory b. Ordinance amendment(s)		✓	✓	✓		
TEA-3	Increase the Number of Bike Paths	a. Implied need for additional staging/parking areas	Santa Barbara County CalTrans State Parks Department Coastal Commission	Circulation Element Land Use Element LCP LUDC Article II		a. Bicycle Master Plan b. Ordinance amendment(s)			✓	✓		
TEA-4	Support Community Scaled Renewable Energy Production	a. Impacts to sensitive resources b. Impacts to visual resources	Santa Barbara County Landowners Coastal Commission	Conservation Element Energy Element Land Use Element LCP LUDC Article II Uniform Rules		a. Ordinance amendment(s) b. Development design standards	✓	✓	✓		✗	
TEA-5	Support Large Scale Renewable Energy Production	a. Impacts to sensitive resources b. Impacts to visual resources c. Potential impacts to agriculture d. Unknown powergrid capacity	Santa Barbara County Coastal Commission Southern California Edison Pacific Gas & Electric Uniform Rules	Conservation Element Energy Element Land Use Element LCP LUDC Article II Uniform Rules		a. Renewable energy siting study b. Ordinance amendment(s) c. Development design standards		✓	✓		✗	
TEA-6	Enhance Maintenance of Rural Roads, Parking Facilities, & Bike Paths	a. Public works level of use and warrant planning process b. Competition for funding c. Maintenance schedule	Santa Barbara County CalTrans Landowners Coastal Commission US Forest Service	Land Use Element LCP Article II LUDC		a. Public Works roadway Annual Maintenance Plan (RoadMap) b. Capital Improvement Plan c. Work with US Forest Service to establish maintenance agreement for upper Refugio Road			✓	✓		
TEA-7	Plan for the Reuse of Abandoned Energy Facilities	a. Commercial/industrial uses versus recreational opportunities b. Potential costs related to brownfield sites	Santa Barbara County State Parks Department Coastal Commission Oil & Gas Industry	Open Space Element Land Use Element LCP Article II LUDC Abandonment Policies		a. Site specific land use plans b. Ordinance amendment(s)	✓	✓	✓	✓		
TEA-8	Encourage the Decommissioning of Unused Pipelines		Santa Barbara County Landowners Coastal Commission Department of Oil & Gas	Land Use Element LCP Article II LUDC Abandonment Policies		a. Pipeline inventory b. Ordinance amendment(s)				✓	✗	
TEA-9	Study the Feasibility of Alternate Off- and Onshore Oil Production Facilities	a. Existing resources versus transition to renewable energy b. Local revenue increases	Santa Barbara County Landowners Oil & Gas Industry Coastal Commission Department of Oil & Gas	Energy Element Land Use Element LCP LUDC Article II		a. Energy facilities siting study				✓	✗	

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<i>Transportation, Energy, and Infrastructure</i>												
TEA-10	Encourage the Undergrounding of Utilities	a. Increased cost b. Needs programmatic solution	Santa Barbara County Landowners Southern California Edison Coastal Commission	Land Use Element LCP Article II LUDC Grading Ordinance		a. Undergrounding plan	✓	✓	✓			✓
TEA-11	Encourage Additional Fire Protection Services West of Winchester Canyon	a. Lack of funds	Santa Barbara County Landowners US Forest Service County Fire Dept. Office of Emergency Services	Seismic Safety & Safety Element Capital Improvement Plan		a. Emergency response times survey b. Funding mechanism			✓		✓	
TEA-12	Tailor Private Driveway & Roadway Standards	a. Conservative safety requirements versus other design goals b. Urban standards may not be appropriate for rural agricultural areas	Santa Barbara County Landowners Coastal Commission County Fire Dept.	Land Use Element LCP Article II LUDC Fire Department Development Standards		a. Development design guidelines	✓	✓			✓	Recommend move to Land Use, Zoning, & Housing goals
TEA-13	Tailor Development Design for Fire Management	a. Conservative safety requirements versus other design goals b. Increased development and population within High Fire Hazard area. c. Stringent fire insurance requirements	Santa Barbara County Landowners Coastal Commission	Land Use Element LCP Article II LUDC Fire Department Development Standards Building Code		a. Wildfire Management Plan b. Development design guidelines	✓	✓			✓	Recommend move to Land Use, Zoning, & Housing goals

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Legend:



✓ Planning Concept Applicable to Goal

✓/ Sole County Authority Subject to Coastal Commission Certification

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<u>Public Recreation</u>												
PR-1a	Maximize Access to and Along the Coast and Maximize Public Recreational Opportunities	a. Potential for overuse and resultant degradation of sensitive coastal resources b. Liability concerns of landowners and easement holders	Santa Barbara County CalTrans Southern Pacific Railroad Coastal Commission	LCP Article II	Civil Code §846 Govt. Code §831 Coastal Act § 30212.5, 30213, 30220-30224, 30250	a. Update public access component of LCP b. Analysis of long-term visitation and usage trends c. Adaptive policies for sea level rise/coastal bluff erosion		✓	✓	✓		a. In adopting the Coastal Act, the State Legislature established four basic goals of the State for the Coastal zone (Coastal Act §30001.5) including: (c) Maximize public access to and along the coast and maximize public recreational opportunities in the coastal zone consistent with sound resources conservation principles and constitutionally protected rights of private property owners
PR-1b	Formalized & Safe Access for Various Coastal Uses	a. Public safety concerns and the protection of private property rights, and potential for overuse and resultant degradation of natural coastal resources b. Liability concerns of landowners and easement holders c. Cost	Santa Barbara County CalTrans Union Pacific Railroad Coastal Commission State Parks	LCP Article II	Civil Code §846 Govt. Code §831 Coastal Act § 30212.5, 30213, 30220-30224, 30250	a. Develop Coastal Access Implementation Plan b. Liability indemnification		✓	✓	✓		a. California Civil Code §846 immunizes landowners who allow public recreational use of their land b. The County is also immune from liability for unimproved trails/property (Gov't Code § 831.4)
PR-2a	Increase the Number of Trails on Public & Private Land	a. Landowner concerns related to: i) liability, ii) trash, iii) trespassing, iv) livestock conflicts, v) habitat impacts b. Need support from willing property owners c. Costs d. Network of trails and linkages e. California Coastal Trail planning	Santa Barbara County State Parks Department US Forest Service Landowners Coastal Commission	Agricultural Element LCP	Civil Code §846 Govt. Code §831	a. Parks, Recreation, & Trails (PRT) Map b. Trails Implementation Plan c. Trails Siting Guidelines d. Liability indemnification e. Long-term funding source f. Adaptive policies for sea level rise/coastal bluff erosion		✓	✓	✓		
PR-2b	Development of a California Coastal Trail (CCT)	a. Many private landholdings b. Physical/financial constraints	Santa Barbara County State Parks Department Landowners Coastal Commission State Coastal Conservancy	LCP Article II	Civil Code §846 Govt. Code §831 Coastal Act § 30609.5 (a)	a. Develop Coastal Access Implementation Plan b. Policy & standards for the design and implementation of the CCT c. Liability indemnification d. Adaptive policies for sea level rise/coastal bluff erosion		✓	✓	✓		
PR-2c	Establishment of a Multi-Use Trail Between El Capitan and Gaviota State Parks (See No. 6 above)	a. Intervening private landholdings, see item 3a above.	Santa Barbara County State Parks Department Landowners Coastal Commission	Agricultural Element LCP Article II	Civil Code §846 Govt. Code §831 Coastal Act § 30212.5, 30213, 30220-30224, 30250	a. Develop Coastal Access Implementation Plan b. Liability indemnification c. Adaptive policies for sea level rise/coastal bluff erosion		✓	✓	✓		
PR-2d	Maintain Multi-Use Trail Between El Capitan and Refugio State Parks	a. Entirely within State Parks jurisdiction/ ownership b. Maintenance/Fiscal c. Physical Constraints	State Parks Department			a. Adaptive easement b. Adaptive policies for sea level rise/coastal bluff erosion			✓			
PR-3	Improved & Safer Highway Access for Cyclists	a. CalTrans long-term plans for Hwy 101	CalTrans	LCP Article II		a. Coordination with CalTrans			✓	✓		
PR-4	Develop Improved Access to the Bill Wallace Trail	a. Relationship between State Parks & El Capitan Canyon Campground b. Fiscal	Santa Barbara County State Parks Department El Capitan Canyon Campground Coastal Commission	LCP Article II		a. Update State Parks plan b. Conditional Use Permit conditions of approval	✓	✓	✓	✓		
PR-5	Maintain Multi-Use Trail Between El Capitan and Refugio State Parks	a. Entirely within State Parks jurisdiction/ ownership b. Maintenance/Fiscal c. Physical Constraints	State Parks Department			a. Adaptive easement b. Adaptive policies for sea level rise/coastal bluff erosion			✓			

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<u>Public Recreation</u>												
PR-6	Facilitate Re-Use of Disturbed Lands for Public Use (Texaco Tank Farm, Mariposa Reina, Naples)	a. Potential re-use as coastal dependent/related industrial or other revenue-generating use b. Recreational use	Santa Barbara County State Parks Department Landowners Coastal Commission	LCP Article II Abandonment Policies		a. New policies b. Specific Plan c. Energy Division conditions of approval d. TDR receiver site	✓	✓	✓	✓	✓	
PR-7	Enhance Operations and Maintenance of State Parks	a. State Parks internal funding issue	State Parks Department						✓			

Legend:



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Sole County Authority Subject to Coastal Commission Certification

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<i>Resource Stewardship & Open Space</i>												
RSOS-1	Maintain & Enhance Rural Character	a. Potential restrictions on agricultural intensification b. Potential restrictions on development c. Legal parcels/development rights d. High land value versus agricultural value e. Estate taxes/fragmentation of larger agricultural holdings	Santa Barbara County Landowners State Parks Department US Forest Service Coastal Commission	Conservation Element Open Space Element Land Use Element Local Coastal Plan LUDC Article II		a. Agricultural/conservation easements b. Cluster development c. Design guidelines d. Ordinance amendment(s) e. View corridor overlay f. TDR tailored to Gaviota needs/opportunities g. Establish open space/agriculture conservation district(s) to purchase easements		✓			✓	
RSOS-2	Protect & Enhance Natural Resources Utilizing a Watershed Approach	a. Inconsistent watershed and individual parcel boundaries b. Multiple landowners/agencies c. Available funding & expertise	Santa Barbara County Landowners State Parks Department US Forest Service RCD NRCS Coastal Commission	LUDC Article II	Coastal Act § 30107.5, 30121, 30230, 30231, 30233	a. Incentives/regulatory relief for implementation of watershed mgmt. plans and habitat conservation & enhancement practices b. Watershed scientific advisory panel and info. exchange for watershed planning efforts c. Ordinance amendment(s) d. Watershed characterization inventory e. Mountainous Area or Resource Management designations to appropriate upper watershed parcels f. Updated ESH policies & habitat mapping	✓	✓		✓		
RSOS-3	Expanded Recreational Opportunities Should be Sensitive to Natural Setting	a. Impacts to sensitive resources	Santa Barbara County Landowners El Capitan Canyon Campground Fish & Wildlife Service Dept. of Fish & Game	Conservation Element Open Space Element LUDC Article II	Civil Code §846 Govt. Code §831 Coastal Act § 30107.5, 30121	a. Trails Implementation Plan b. Conditional Use Permit conditions of approval c. Ordinance amendment(s)			✓		✓	
RSOS-4	Protect & Enhance Wildlife Corridors	a. Highway 101 is a perpendicular barrier to many likely wildlife corridors b. Unknown affect from climate change on species diversity/habitat/migration needs	Santa Barbara County CalTrans Fish & Wildlife Service Department of Fish & Game Landowners Coastal Commission	Land Use Element LCP Article II LUDC	Coastal Act § 30107.5	a. Wildlife corridor study b. Ordinance amendment(s)		✓	✓	✓		
RSOS-5	Support Landowner Stewardship of Natural Resources	a. Differing approaches by landowners	Santa Barbara County Landowners	Agricultural Element Conservation Element		a. Incentives/regulatory relief for implementation of watershed mgmt. plans and habitat conservation & enhancement practices b. Stewardship principles & agreements c. Ordinance amendment(s)	✓	✓		✓		

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<i>Resource Stewardship & Open Space</i>												
RSOS-6	Protect Cultural & Historic Resources	a. Landowner resistance to historic designation(s)	Santa Barbara County Landowners Coastal Commission Local Tribes	Land Use Element LCP Article II LUDC	SB18	a. Historical structures inventory b. Cultural resources predictive model c. Ordinance amendment(s) d. Organization to highlight the Chumash and the agricultural culture of Gaviota e. Gaviota cultural center as a possible use in the Gaviota Marine Terminal re-use plan						✓
RSOS-7	Encourage Habitat Restoration Projects	a. Multiple permitting agencies b. Voluntary restoration needs to provide benefit to landowner c. Adjacent Landowners Concerns with Safe-Harbor Agreements	Santa Barbara County US Fish & Wildlife Service Department of Fish & Game Landowners Coastal Commission	Land Use Element LCP Article II LUDC Grading Ordinance		a. "Safe Harbor"-like agreements that voluntarily enhance habitat for sensitive species b. NRCS Practices Manual	✓	✓		✓		
RSOS-8	Natural Resources Best Management Practices to be Identified to Minimize Impacts from Agricultural Operations	a. Landowner Resistance b. Multiple Permitting Agencies c. Voluntary/enforceability	Santa Barbara County Landowners Coastal Commission	Agricultural Element Land Use Element LCP Article II LUDC Grading Ordinance		a. NRCS Practices Manual b. Management plans	✓	✓		✓		

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<u>Keeping Agriculture on the Land</u>												
KAL-1	Encourage Agricultural Water Impoundments	a. Potential Liability Due to the Creation of Habitat b. Potential Impacts to Sensitive Resources c. Existing Permit Requirements for Reservoirs	Santa Barbara County Department of Fish & Game Fish & Wildlife Service Coastal Commission	LUDC §35.21.030 Article II §35-147	Water Code §6000	a. Ordinance amendment(s)	✓				✓	
KAL-2	Encourage 'Safe Harbor Agreements' for Habitat Restoration	a. Neighboring Landowner Resistance b. Potential Impacts to Sensitive Resources	Landowners Fish & Wildlife Service Department of Fish & Game Coastal Commission	LUDC Article II	ESA §1539(a)(1)(A)						✓	
KAL-3	Encourage Sustainable & Beneficial Agricultural Land Management Techniques and Projects	a. Multiple Permitting Agencies (FWS, DFG, ACOE, etc.)	Santa Barbara County Landowners Coastal Commission	LCP Article II LUDC Grading Ordinance				✓			✓	
KAL-4	Expand the Utilization of Conservation Easements	a. Negotiations for Many Private Landholdings b. Uncertainties in the continuation of the Williamson Act program	Santa Barbara County Landowners SB Land Trust County Surveyor	Chapter 21				✓			✓	
KAL-5	Expand Opportunities for Alternative Revenue Streams on Agricultural Land	a. Potential "Commercialization" of Rural Areas b. Potential Incompatibility with Surrounding Areas	Santa Barbara County Landowners Dept. of Conservation Coastal Commission	LCP Article II LUDC Uniform Rules	Govt. Code §51238.1 of the Williamson Act	a. Uniform Rules update b. Ordinance amendment(s)	✓				✓	
KAL-6	Expand Allowed Uses by Right on Agricultural Land	a. Potential Incompatibility with Surrounding Areas	Santa Barbara County Landowners Coastal Commission	LCP Article II LUDC Uniform Rules		a. Uniform Rules update b. Ordinance amendment(s)	✓				✓	
KAL-7	Allow for Multi-Generational Housing on Agricultural Land	a. Potential Visual and Sensitive Resources Impacts b. Cumulative Development Impacts	Santa Barbara County Landowners Dept. of Conservation Coastal Commission	LCP Article II LUDC Uniform Rules		a. Uniform Rules update b. Ordinance amendment(s)	✓				✓	
KAL-8	Promote the Alleviation of Estate Taxes on Agricultural Lands	a. Federal issue w/ limited local control	Santa Barbara County Landowners State of California Internal Revenue Service		Federal Tax Code	a. County legislative analyst						
KAL-9	Relax Permit Requirements for Structures with Agricultural Uses	a. Potential Visual and Sensitive Resources Impacts	Santa Barbara County Landowners Coastal Commission	LUDC Article II		a. Ordinance amendment(s)	✓				✓	a. The Agricultural Permit Streamlining LUDC amendments being considered by the Board of Supervisors only applies to Inland areas
KAL-10	Expand Allowed Agricultural Support Uses on Agricultural Land	a. Potential Incompatibility with Surrounding Areas	Santa Barbara County Landowners Coastal Commission	LCP Article II LUDC Uniform Rules		a. Uniform Rules update b. Ordinance amendment(s)	✓				✓	a. Recent (September 2007) Uniform Rules update was unsuccessful in expanding allowable "compatible" uses
KAL-11	Consider Utilizing a Development Rights Transfer Protocol to Areas With Urban Infrastructure	a. Land value disparities/limited sender sites	County of Santa Barbara Landowners City of Goleta City of Santa Barbara			a. TDR policy/ordinance(s)	✓	✓	✓	✓		
KAL-12	Encourage Additional Grazing Opportunities on Public Lands	a. Existing Management Practices on Federal and State Lands b. Potential Impacts to Sensitive Resources	Santa Barbara County State Parks Department US Forest Service	Agricultural Element State & Federal Management Plans		a. Range improvement program		✓	✓	✓		

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	<u>Keeping Agriculture on the Land</u>											

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<i>Land Use, Zoning, and Housing</i>												
LUZH-1	Maintain Existing Zoning Density	a. Strict adherence would conflict with potential clustering or TDR concepts b. Misperception about "Truth in Zoning"	Santa Barbara County Coastal Commission	Land Use Element Land Use Development Policy 2 Local Coastal Plan LUDC Article II		a. Ordinance 661 consistency rezone						✓
LUZH-2	Allow for Additional Primary Residences for Extended Farm/Ranching Families	a. Potential visual and sensitive resources impacts b. Cumulative development impacts c. How to achieve w/o creating separate parcels for financing? d. Concern that ownership interests will be sold over time	Santa Barbara County Landowners Dept. of Conservation Coastal Commission	Land Use Element LCP LUDC Article II Uniform Rules	Civil Code §51238.1 Subdivision Map Act	a. Uniform Rules update b. Ordinance amendment(s)	✓				✓	
LUZH-3	Encourage Clustering of Structures Within Lots	a. Potential visual resources impacts	Santa Barbara County Coastal Commission	Land Use Element LCP LUDC Article II Uniform Rules		a. Uniform Rules update b. Ordinance amendment(s)	✓				✓	
LUZH-4	Prioritize Preservation of Properties Seaward of Highway 101	a. Reduced priority for the preservation of inland parcels	Santa Barbara County Coastal Commission	Land Use Element LCP LUDC Article II		a. Ordinance amendment(s) b. Development design standards	✓					✓
LUZH-5	Limit Development on Coastal Bluffs	a. Landowner resistance b. Legal lots, high land value	Santa Barbara County Coastal Commission	Land Use Element LCP LUDC Article II		a. Ordinance amendment(s) b. Development design standards	✓					✓
LUZH-6	Strong Design Review Process & Standards to Guide Optimal Scale and Siting of Development	a. Cost of permit process	Santa Barbara County Coastal Commission	Land Use Element LCP Article II LUDC		a. Ordinance amendment(s) b. Development design standards	✓	✓				✓
LUZH-7	Appropriate Single-Family Dwelling Size	a. Landowner resistance b. Location has an equal, if not greater, impact than parcel size	Santa Barbara County Coastal Commission	Land Use Element LCP Article II LUDC		a. Ordinance amendment(s) b. Development design standards	✓	✓				✓

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Glossary and Definitions

Agricultural Element	An Element of the County's Comprehensive General Plan that serves as a guide for addressing the future use of agricultural lands and resources. It includes goals and policies applicable to projects that affect agricultural resources.	DFG California Department of Fish and Game	State agency that manages California's native fish, wildlife, and plant resources, and natural communities for their intrinsic and ecological value. DFG issues permits for activities that could impact natural resources, such as streambed alterations. (14 ADC 1 §§ 1.04-886.6) DFG also enforces the California Endangered Species Act (ESA). (3 Fish and Game Code [FGC] 1.5 §§ 2050 -2115.5)	Safe Harbor Agreement	An agreement with the USFWS and DFG that is designed to protect participating landowners who conduct land management activities beneficial to sensitive species from liability under the Federal and State ESA.
ACOE Army Corps of Engineers	Federal agency that regulates construction activities in wetlands and aquatic areas (Rivers & Harbors Act 1899 - 33 United States Code [USC] §§ 401,403, 407 and Clean Water Act 1972 - 40 Code of Federal Regulations [CFR] §§ 100-149)	DOC California Department of Conservation	State agency whose Division of Land Resource Protection regulates the administration of the Williamson Act. (14 ADC 2 §§ 1670-39650)	State Parks Department California Department of Parks and Recreation	Manages California State Parks including Gaviota State Park, Refugio State Beach, and El Capitán State Beach. (14 ADC 3 §§ 4300-4971)
Article II Coastal Zoning Ordinance	Applicable to unincorporated areas in the coastal zone, this ordinance implements the County's LCP by classifying and regulating the uses of land, buildings, and structures (Santa Barbara County Code [SBCC] §§ 35-50 through 35-215).	ESH Environmentally Sensitive Habitat	Areas that are specially protected because they could be easily disturbed or degraded by human activities and because of their unique role in the ecosystem. (SBCC § 35.28.090, 20 PRC 2 § 30107.5)	TDR Transfer of Development Rights Program	A market-based approach to allow landowners to sever development rights in low-density areas and sell them to purchasers who want to increase densities in selected areas.
Cachuma RCD Cachuma Resource Conservation District	Local agency that promotes land stewardship and conservation by working in cooperation with the NRCS to provide assistance to landowners, schools, groups, and organizations. RCDs are managed by non-salaried directors and derive funding from the local tax base and/or fund raising activities. (9 Public Resources Code [PRC] 3 §§ 9151-9491)	Federal Management Plan	U.S. Forest Service's Land and Resource Management Plan for the southern California national forests. The Plan describes a program-level strategic direction for managing the land and its resources over 10 to 15 years. Plan strategies that are consistent with the concept of adaptive management and sustainable resource use. (36 CFR 219)	USFWS U.S. Fish and Wildlife Service	Federal Bureau in the Department of Interior that works to conserve, protect and enhance fish, wildlife, and plants and their habitats for the continuing benefit of the American people. The USFWS also implements provisions of the ESA. (50 CFR 1)
California Land Conservation Act	See Williamson Act.	Indemnification	Gives security against future damage or liability (i.e., with respect to trails on private property).	Williamson Act	Enables local governments in California to enter into contracts with private landowners for the purpose of restricting specific parcels of land to agricultural or related open space use in exchange for reduced property tax assessments. Local governments receive an annual subvention of forgone property tax revenues from the State.
CalTrans California Department of Transportation	State agency that plans for and maintains State highways in California. (21 California Administrative Code [ADC] 2)	LCP Local Coastal Program	The County's guide to development in the coastal zone and protection of coastal resources. The LCP must receive final certification from the CCC before becoming effective. (20 PRC 3 §30200)		
CCA California Coastal Act	Adopted by the Legislature in 1976, the mission of the CCA is to protect, conserve, restore, and enhance environmental and human-based resources of the California coast and ocean for environmentally sustainable and prudent use by current and future generations. The CCC is charged with implementation of the CCA. (20 PRC §§ 30000-30900)	LUDC County Land Use and Development Code.	Combined and reformatted four separate zoning Articles of the County Code into one document. Effective January 2007 for the inland area, excluding Montecito. As of May 2010, the LUDC has not received final certification from the CCC.		
CCC California Coastal Commission	Plans and regulates the use of land and water in the coastal zone of California. Before an LCP amendment can become effective the CCC must certify that it is consistent with the CCA. Development activities in the coastal zone generally require a permit from the CCC. (20 PRC §30000-§30900)	LUE Land Use Element	A mandatory Element of the County's Comprehensive General Plan that designates the general location and types of housing, business, industry, agriculture, open space, recreational facilities, public and educational facilities in the unincorporated County. The LUE has an Air Quality Supplement that includes strategies and measures that incorporate air quality planning techniques into the County's land use planning program.		
Chapter 21 Subdivision Regulations	The County ordinance that regulates the division of land in compliance with the requirements of the Subdivision Map Act. It also includes regulations for lot line adjustments. (SBCC §§ 21-1 through 21-393)	NRCS	Federal agency that works in partnership with private rural landowners to conserve and sustain natural resources. Formerly known as the Soil Conservation Service. The NRCS has entered into mutual agreements with RCDs to provide technical assistance landowners and others with conservation needs. (<i>Technical Assistance</i> 7 CFR 610 and <i>Wildlife Habitat Incentive Programs</i> 7 CFR 636-651).		
CIP Capital Improvement Plan	The County's five-year plan that identifies and prioritizes capital improvement projects (i.e., infrastructure and roads repairs) and equipment purchases. (SBCC § 2-34.)	Ordinance Amendment	Changes to an adopted ordinance. Amendments must be evaluated by the Planning Commission and Board of Supervisors at public hearings. In the coastal zone, amendments must also be approved by the CCC.		
Coastal Zone	Area along the California coast extending varying distances inland from the mean high tide line. Zone boundaries were determined by the CCA. The CCC, in partnership with coastal agencies, plans and regulates the use of land and water in the coastal zone. (20 PRC §§ 30000-30900)	PRT Maps Parks, Recreation and Trails Maps	Located in the Recreation section of the LUE, these maps show existing and proposed parks, recreation, and trails in the County.		