



CALIFORNIA  
COASTAL  
COMMISSION

## DEVELOPMENT IN THE COASTAL ZONE

The California Coastal Act regulates “development” through its coastal permitting and planning programs, including through certification of Local Coastal Programs (LCPs) for cities and counties located within, or partially within, the coastal zone. The Coastal Act defines development broadly to include activities beyond construction, including but not limited to actions that result in changes in density, discharge of materials, and removal of major vegetation.

### “Development” Means, On Land, In or Under Water:



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, & any other division of land, including lot splits,

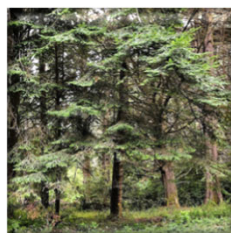
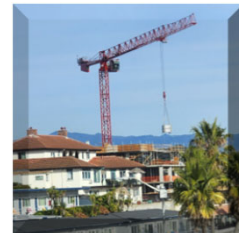


except where the land division is brought about in connection with the purchase of such land by a public agency for public recreational use;



Change in the intensity of use of water, or of access thereto;

Construction, reconstruction, demolition, or alteration of the size of any structure, including any facility of any private, public, or municipal utility; and



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.

**Coastal Act Section 30106**