

THE PERMIT PLACE

GLOSSARY AND ACRONYMS

Glossary	IX-2
Acronyms	IX-6

THE PERMIT PLACE

GLOSSARY

Applicant	“Applicant” means a person who proposes to carry out a project which needs a lease, permit, license, certificate, or other entitlement, for use or financial assistance from one or more public agencies.
Building	“Building” means a structure with a roof, and which is constructed in a permanent position on the ground and is designed and intended to be used for the shelter or enclosure of persons, animals or property. This definition does not include any type of mobile home, recreational vehicle, boat or tent.
California Environmental Quality Act	“California Environmental Quality Act or CEQA” refers to Public Resources Code Section 21000 et seq. and the CEQA Guidelines.
Coastal Zone	A specific geographic area of varying width adjacent to the Pacific Ocean, set forth in the California Coastal Act, which is subject to the policies and regulations in the County’s Local Coastal Program, including the Coastal Element of the General Plan and Coastal Zoning Code (refer to generalized map in the County Permitting Overview chapter).
Conditional Use	“Conditional Use” means a use which may be allowed on a conditional and discretionary basis, only after securing a use permit.
Cottage Industry	“Cottage Industry” means an enterprise which is conducted accessory to a residential use and complies with the limitations in the County zoning code. Although a use permit is not required, a business license and other permits such as building or health permits may be required.
Decision-Making Body	“Decision-making body” means any person or group of people within a public agency permitted by law to approve or disapprove the project under consideration.
Density	“Density” means the number of dwelling units per acre or square feet.
Development	“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 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

except where the land 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 purpose, kelp harvesting, and timber operations which are in accordance with a timber harvest plan submitted pursuant to the provisions of the Z' Berg-Nejedly Forest Practice Act of 1973 (commencing with Section 4511 of the Public Resources Code).

Development Project

“Development project” means any project undertaken for the purpose of construction or reconstruction but not a permit to operate. It does not include any ministerial projects proposed to be carried out or approved by public agencies.

Discretionary

“Discretionary” means an action which requires the exercise of judgment or deliberation during the decision-making process, as distinguished from situations where the public agency or body is limited to a determination of conformity with applicable statutes, ordinances or regulations.

Dwelling

“Dwelling” means a building or portion thereof used exclusively for residential purposes, including one-family, two-family and multiple family dwelling(s), but not including hotels or boarding houses.

Dwelling Unit

“Dwelling unit” means a single unit providing complete independent living facilities for one (1) or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation, limited to only one (1) kitchen.

Environment

“Environment” means the physical conditions which exist within the area which will be affected by a proposed project including land, air, water, mineral, flora, fauna, ambient noise, and objects of historical or aesthetic significance. The area involved shall be the area within which significant effects may occur either directly or indirectly as a result of the project. The environment includes both natural and man-made conditions.

Environmental Impact Report

“Environmental impact report” or EIR means a detailed statement prepared in accordance with the California Environmental Quality Act describing and analyzing the significant environmental effects of a project and discussing ways to mitigate or avoid those effects. The term EIR may mean either the draft or final EIR, depending on the context.

Home Occupation	“Home occupation” means an enterprise which is conducted accessory to a residential use and complies with the limitations in the County zoning code. Although a use permit is not required, a business license and other permits such as building or health permits may be required.
Lead Agency	“Lead agency” means the public agency which has the principal responsibility for carrying out or approving a project. The lead agency decides whether an EIR or Negative Declaration will be prepared for the project and will cause the document to be prepared.
Major Subdivision	“Major subdivision” means a division of land into more than four parcels (or more than four parcels and a remainder parcel).
Ministerial	“Ministerial” describes a governmental decision involving little or no subjective judgment or discretion as to the wisdom or manner of carrying out the project. A ministerial decision involves only the use of fixed standards or objective measurements.
Minor Subdivision	“Minor subdivision” means a division of land into not more than four parcels (or, not more than four parcels and a remainder).
Negative Declaration	“Negative declaration” means a written statement by the Lead Agency briefly describing the reasons that a proposed project subject to CEQA will not have a significant effect on the environment, and does not require the preparation of an EIR.
Project	<p>“Project” means the whole of an action which has a potential for resulting in a physical change in the environment, directly or ultimately, and that is any of the following:</p> <ul style="list-style-type: none"> A. An activity directly undertaken by any public agency, including but not limited to public works construction and related activities, clearing of land, improvements to existing public structures, enactment and amendment of zoning ordinances, and the adoption or amendment of the General Plan pursuant to Government Code Sections 65100-65700. B. An activity undertaken by a person which is supported in whole or in part through public agency contracts, grants, subsidies, loans, or other forms of assistance from one or more public agencies.
Responsible Agency	“Responsible agency” under CEQA means a public agency, other than the lead agency, which proposes to carry out a project or has responsibility for discretionary approval power over a project.

Use Permit

“Use permit” means an entitlement granted by the appropriate County agency pursuant to the County Zoning Ordinance, governing the design, operation and occupancy of land uses on a specific property.

Variance

“Variance” means a departure from the specific standards of the County Zoning Ordinance granted by the appropriate County agency, when the literal application of such requirements would result deprive the land owner of the same opportunities for land use as neighboring properties in a similar zoning district, due to physical characteristics of the subject property.

Zoning District

“Zoning district” or “zone” means an area described by the County Zoning Ordinance in which a uniform set of regulations relating to use of the land and structures on the land, in order to protect the public health, safety and welfare.

THE PERMIT PLACE

ACRONYMS

AQMD	Air Quality Management District
CalFire	California Department of Forestry and Fire Protection
CDP	Coastal Development Permit
CEQA	California Environmental Quality Act
Caltrans	California Department of Transportation
DEH	County Division of Environmental Health
DFG	California Department of Fish and Game
DOT	Department of Transportation. May refer to the County or California agency as context dictates.
EIR	Environmental Impact Report
LAFCo	Local Agency Formation Commission
LCP	Local Coastal Program
MCOG	Mendocino Council of Governments
MHRB	Mendocino Historical Review Board
PBS	Mendocino Planning and Building Services Department
RWQCB	Regional Water Quality Control Board