



## -MENDOCINO COUNTY COASTAL ELEMENT-



### GLOSSARY

ANADROMOUS STREAM: Fresh water stream used as migration corridor and spawning and nursery habitat by fish, such as salmon and steelhead trout, that live most of their adult lives in saltwater.

AQUACULTURE: That form of agriculture devoted to the propagation, cultivation, maintenance, and harvesting of aquatic plants and animals in marine, brackish, and fresh water.

COASTAL ARCHAEOLOGICAL SITES: Areas subject to archaeological surveys have been mapped by the California Archaeological Sites Survey, and the data is kept in the Cultural Resources Facility, Sonoma State University. These records, the most complete available, show 79 archaeological sites, distributed mainly along creek and river mouths and near present settlements, particularly between Cleone and Mendocino. The maps also delineate 26 archaeological survey areas ranging from 0.1 to 1,400 acres, only some of which include archaeological sites. To protect sites, the maps are confidential; however, land owners are entitled to know whether sites are located on their property. At present, residential development, public access, and timber harvesting appear to be the principal sources of destruction of archaeological sites.

COASTAL COUNTY:<sup>1</sup> Means a county or city and county which lies, in whole or in part, within the coastal zone.

COASTAL-DEPENDENT DEVELOPMENT OR USE:<sup>1</sup> Means any development or use which requires a site on, or adjacent to, the sea to be able to function at all.

COASTAL DEVELOPMENT PERMIT:<sup>1</sup> Means a permit for any development within the coastal zone that is required pursuant to subdivision (a) of Section 30600.

COASTAL-RELATED DEVELOPMENT:<sup>1</sup> Means any use that is dependent on a coastal-dependent development or use.

COASTAL PLAN:<sup>1</sup> Means the California Coastal Zone Conservation Plan prepared and adopted by the California Coastal Zone Conservation Commission and submitted to the Governor and the Legislature on December 1, 1975, pursuant to the California Coastal Zone Conservation Act of 1972 (commencing with Section 27000).

COASTAL ZONE:<sup>1</sup> Means that land and water area of the State of California from the Oregon border of the Republic of Mexico, specified on the maps identified and set forth in Section 17 of that chapter of the Statutes of the 1975-76 Regular Session enacting that division, extending seaward to the State's outer limit of jurisdiction, including all offshore islands, and extending inland generally 1,000 yards from the mean high tide line of the sea. In significant coastal estuarine, habitat, and recreational areas it extends inland to the first major ridgeline paralleling the sea or five miles from the mean high tide line of the sea, whichever is less, and in developed urban areas the zone generally extends inland less than 1,000 yards. The coastal zone does not



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include the area of jurisdiction of the San Francisco Bay Conservation and Development Commission, established pursuant to Title 7.2 (commencing with Section 66600) of the Government Code, nor any area contiguous thereto, including any river, stream, tributary, creek, or flood control or drainage channel flowing into such area.

The commission shall, within 60 days after its first meeting, prepare and adopt a detailed map, on a scale of one inch equals 24,000 inches for the coastal zone and shall file a copy of such map with the county clerk of each coastal county. The purpose of this provision is to provide greater detail than is provided by the maps identified in Section 17 of that chapter of the Statutes of the 1975-76 Regular Session enacting this division. The commission may adjust the inland boundary of the coastal zone the minimum landward distance necessary, but in no event more than 100 yards, or the minimum distance seaward necessary, but in no event more than 200 yards, to avoid bisecting any single lot or parcel or to conform it to readily identifiable natural or man made features.

**COTTAGE INDUSTRY:** A secondary use of a residential parcel for gainful employment involving the manufacture, provision, or sale of goods and/or services, which is conducted by occupants of the premises and not more than one non-resident employee in a manner which does not substantially change or disturb the residential appearance and character of the site, and which is conducted pursuant to a conditional use permit. (see intent, page 16)

**CUMULATIVE IMPACTS:** Refers to two or more individual effects which, when considered together, are considerable or which compound or increase other environmental impacts.

(a) The individual effects may be changes resulting from a single project or a number of separate projects.

(b) The cumulative impact from several projects is the change in the environment which results from the incremental impact of the project when added to other closely related past, present, and reasonable foreseeable probable future projects. Cumulative impacts can result from individually minor but collectively significant projects taking place over a period of time.

**DEVELOPMENT:** Section 30106, Coastal Act. "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 the 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, 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 the 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 (commencing with Section 4511).



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As used in this section, "structure" includes, but is not limited to, any building, road, pipe, flume, conduit, siphon, aqueduct, telephone line, and electrical power transmission and distribution line."

**DWELLING UNIT:** A single unit providing complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking, and sanitation, and having only one kitchen.

**ENERGY FACILITY:**<sup>1</sup> Means any public or private processing, producing, generating, storing, transmitting, or recovering facility for electricity, natural gas, petroleum, coal, or other source of energy.

**ENVIRONMENTALLY SENSITIVE AREA:**<sup>1</sup> Means any area in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which could be easily disturbed or degraded by human activities and developments.

**FEASIBLE:**<sup>1</sup> Means capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, social, and technological factors.

**FILL:**<sup>1</sup> Means earth or any other substance or material, including pilings placed for the purposes of erecting structures thereon, placed in a submerged area.

**HIGHLY SCENIC AREAS:** Are considered by the LCP Manual to include:

- Landscape preservation projects designated by the State Department of Parks and Recreation in the California Coastline Preservation and Recreation Plan; (#60, California State Department of Parks and Recreation)
- Open areas of particular value for preserving natural landforms and significant vegetation, or for providing attractive transitions between natural and urbanized areas; and

Highly scenic areas as described in Section 30251 of the Act are areas in which development shall be subordinate to the character of its setting.

**HOME OCCUPATION:** An accessory use of not more than 25 percent of the floor area of a dwelling unit for gainful employment involving the manufacture, provision, or sale of goods and/or services, which is conducted solely by occupants of the dwelling unit in a manner which does not change or disturb the residential appearance and character of the site (see intent, page 2).

**HOUSING, AFFORDABLE:** The Coastal Commission has defined affordable for sale housing as units selling for up to 2.5 times a family's annual income. Affordable rental housing is defined by Section 50053 of the Health and Safety Code as units renting for up to 25 percent of a family's monthly income.



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**IMPLEMENTING:**<sup>1</sup> Means the ordinances, regulations, or programs which implement either the provisions of the certified local coastal program or the policies of this division and which are submitted pursuant to Section 30502.

**LAND USE PLAN:**<sup>1</sup> Means the relevant portion of a local government's general plan, or local coastal element which are sufficiently detailed to indicate the kinds, location, and intensity of land uses, the applicable resource protection and development policies and, where necessary, a listing of implementing actions.

**LOCAL COASTAL ELEMENT:**<sup>1</sup> Is that portion of a general plan applicable to the coastal zone which may be prepared by local government pursuant to this division, or such additional elements of the local government's general plan prepared pursuant to subdivision (k) of Section 65303 of the Government Code, as such local government deems appropriate.

**LOCAL COASTAL PROGRAM:**<sup>1</sup> Means a local government's (a) land use plans, (b) zoning ordinances, (c) zoning district maps, and (d) within sensitive coastal resource areas, other implementing actions, which, when taken together, meet the requirements of, and implement the provisions and policies of, this division at the local level.

**LOCAL GOVERNMENT:**<sup>1</sup> Means any chartered or general law city, chartered or general law county, or any city and county.

**LOW INCOME HOUSEHOLD:** One whose annual earnings fall between 50 and 80 percent of the median household income in the County.

**MINOR AMENDMENT:** Pursuant to Public Resources Code Section 30514(c) and for purposes of this article, a minor amendment to a local coastal program includes, but is not limited to, the following:

(a) changes in wording which made the use as designated in the Zoning Ordinances, zoning district maps or other implementing actions more specific and which do not change the kind, location, intensity, or density of use and which are found by the executive director of the Coastal Commission or the Commission to be consistent with the Land Use Plan as certified by the Commission.

(b) for annexed or detached areas, certification of Zoning Ordinances, zoning district maps or other implementing actions where either:

(1) the certified Land Use Plan and zoning designations of the city and county jurisdictions for the geographic area are equivalent; or

(2) the Commission has certified proposed pre-annexation zoning for the annexing jurisdiction.

(c) change in the notification and hearing procedures that is consistent with the requirements of the Coastal Act.



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MODERATE INCOME HOUSEHOLD: One whose annual earnings fall between 80 and 120 percent of the median household income in the County.

NEIGHBORHOOD COMMERCIAL: Commercial services of a small scale, convenience retail stores and services commonly located in or adjacent to and providing direct services to residential zones.

OCEAN RANCHING: Aquaculture where juvenile anadromous fish are reared and released into state waters to grow and return to an aquaculture facility to be harvested commercially.

PERMIT:<sup>1</sup> Means any license, certificate, approval, or other entitlement for use granted or denied by any public agency which is subject to the provisions of this division.

PRIME AGRICULTURAL LANDS: Coastal Act Section 30113 and Section 51201 of the California Government Code define prime agricultural land as:

- All land which qualifies for rating as Class I or Class II in the Soil Conservation Service land use capability classifications.
- Land which qualifies for rating 80 through 100 in the Storie Index Rating.
- Land which supports livestock used for the production of food and fiber and which has an annual carrying capacity equivalent to at least one animal unit per acre as defined by the United States Department of Agriculture.
- Land planted with fruit or nut-bearing trees, vines, bushes, or crops which have a non-bearing period of less than five years and which will normally return during the commercial bearing period on an annual basis from the production of unprocessed agricultural plant production not less than \$200 per acre.

PUBLIC AND SEMI-PUBLIC FACILITIES AND UTILITIES: (Include such public and community serving uses as) schools, fire stations, churches, cemeteries, sewage treatment plants, and community buildings.

RARE OR ENDANGERED PLANT HABITAT: Nine plant species found in the coastal zone have been classified as either rare or endangered. These include leafy reed grass, Mendocino Coast paint brush, Menzies wallflower, Thurber's reed grass, Howell chorizanthe, swamp harbell, pityopus, Roderick fritillaria, and supple daisy.

RARE OR ENDANGERED WILDLIFE HABITAT: There are eight species of wildlife within or near the coastal zone considered to be rare, endangered, threatened, or protected (B-D, NE). These include the Lotis Blue butterfly, brown pelican, southern bald eagle, American peregrine falcon, California yellow-billed cuckoo, the osprey and the California Grey Whale. Such species are sensitive to human disturbance and pollution. The osprey is particularly vulnerable to timber harvesting operations, and the Department of Fish and Game has recommended several policies for protection of its habitat (#52, California State Department of Fish and Game).



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Habitats of rare and endangered plants or animals are shown on the Land Use Plan map. These locations are general; species can and do relocate, so policy 3.1-1 provides for ongoing investigation of possible local habitats.

RECREATION – EDUCATION: Sites or facilities which are incidental and secondary to the primary permitted use of the property and which provide for social, spiritual, educational, or recreational experiences and activities, including but not limited to private schools and organized camps. Living unit must conform with density established by the General Plan designation.

ROOKERIES AND HAULOUT AREAS: Many offshore rocks and onshore rocky areas are important seabird and marine mammal rookeries. Five in particular have been designated as major seabird rookeries because they provide habitat for rare species or have at least 100 nests: Cape Vizcaino, Goat Island, Devil's Basin Rocks, White Rock, and Fish Rock. Sea lions and harbor seals use the offshore rocks as rookeries as well, particularly at Laguna Point, Goat Island, Sea Lion Rock, and Fish Rock. These mammals use the offshore rocks near Caspar Headlands, Buckhorn Cove, and Devil's Basin as haulout areas -- essential for molting, loafing, evading predators and possibly as pupping grounds. Rookeries and haulout areas are not shown on the Land Use Plan, but appear on the Habitat/Resources Maps prepared in November 1979.

SEMI - PUBLIC FACILITIES: Building, structures, or other facilities which are privately owned but which may be used to accommodate public gatherings, including but not limited to lodges, granges, social clubs, and fraternal and religious organizations.

SENSITIVE COASTAL RESOURCE AREAS:<sup>1</sup> Means those identifiable and geographically bounded land and water areas within the coastal zone of vital interest and sensitivity. "Sensitive coastal resource areas" include the following:

- (a) Special marine and land habitat areas, wetland, lagoons, and estuaries as mapped and designated in Part 4 of the coastal plan.
- (b) Areas possessing significant recreational value.
- (c) Highly scenic areas.
- (d) Archaeological sites referenced in the California Coastline and Recreation Plan or as designated by the State Historic Preservation Officer.
- (e) Special communities or neighborhoods which are significant visitor destination areas.
- (f) Areas that provide existing coastal housing or recreational opportunities for low-and moderate-income persons.
- (g) Areas where divisions of land could substantially impair or restrict coastal access.

SINGLE FAMILY DWELLING: A building containing not more than one (1) dwelling unit.



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**TIMBERLAND PRODUCTION ZONE (TPZ):** In 1976, the California Legislature passed the Z'berg-Warren-Keene-Collier Forest Taxation Reform Act (AB 1258) to preserve commercial timberland and lessen pressures for conversion by changing the method of timberland taxation. AB 1258 required the County to establish zoning districts within which only timber harvesting, the production of forest products, and compatible uses are permitted and within which taxes levied against the land are based on the timber yield rather than on the value of standing timber. Compatible uses are defined as uses which do not significantly detract from growing and harvesting timber, including but not limited to:

- Management for watershed;
- Management for fish and wildlife habitat or hunting and fishing;
- Roads, landings, log storage areas, or other uses integrally related to the growing, harvesting and processing of forest products;
- Erection, construction, alteration, or maintenance of gas, electric, water, or communication transmission facilities;
- Grazing.

**TIMBER PROCESSING AND RELATED FACILITIES:** Include sawmills, pulp mills, veneer mills, other timber processing plants, log decks, by-product storage sites, and related operating areas required for product processing.

**TRANSIENT GUEST:** Any person who exercises occupancy or is entitled to occupancy by reason of concession, permit, right of access, license or other agreement for a period of thirty (30) consecutive calendar days or less, counting portions of calendar days as full days.

**URBAN/RURAL BOUNDARY:** Defines the areas to which the Coastal Act's rural land division policy would apply. Section 30250(a) of the Act provides that land divisions outside of existing developed areas shall be permitted only where 50 percent of the usable parcels in the area have been developed and where the size of the parcels to be created would be no smaller than the average size of surrounding parcels (See Chapter 2 page 35 and Policy 3.9-2).

**VACATION HOME RENTAL:** A single family residential dwelling unit intended for single family occupancy designed to be let or hired as an entire unit for occupancy by transient guests for compensation or profit; not a Visitor Service Facility or Accommodation as defined in this plan.

**VIEWSHEDS:** As delineated on the Resources Maps describe the boundaries of the area (of particular visual importance which is) visible from Highway 1.

**VISITOR ACCOMMODATIONS AND SERVICES:** As defined in the Mendocino Coastal Element include inns, motels, campgrounds, restaurants, boat rental and launching establishments, and studios selling works of art. The land use classification system establishes different development criteria for each type of accommodation and service. (See Chapter 2 - Land Use Classifications)



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WETLANDS: Lands covered periodically or permanently with shallow water, including saltwater marshes, freshwater marshes, open or closed brackish water marshes, swamps, mudflats, and fens. Wetlands are extremely fertile and productive environments. Tidal flushing from the ocean and/or nutrient-rich freshwater runoff mix to form a delicate balance responsible for their productivity. They function as nurseries for many aquatic species and serve as feeding and nesting areas for water fowl, shorebirds and wading birds, as well as a few rare and endangered species such as the Peregrine Falcon.

ZONING ORDINANCE:<sup>1</sup> Means an ordinance authorized by Section 65850 of the Government Code or, in the case of a charter city, a similar ordinance enacted pursuant to the authority of its charter.

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1. Definitions taken from the Coastal Act of 1976