

Section 10 Glossary

10.1 Glossary

Acres, Gross - A measure of total land area of any lot including streets, parks and other land dedications.

Acres, Net - The gross area of a site excluding:

- All public and private streets, and streets which provide primary and direct access to a public street.
- Land within any existing or planned drainage easement.
- Schools and parks or other facilities dedicated for public use.

Affordable Housing: Housing that can be purchased or rented by a household with very low, low, or moderate income and based on a household's ability to make monthly payments necessary to obtain housing. Housing is considered affordable when a household pays less than 30% of its gross monthly income (GMI) for housing, including utilities.

Agency - The governmental entity, department, office, or administrative unit responsible for carrying out regulations.

Agricultural Preserve - Land designated for agriculture or conservation. (See "Williamson Act.")

Agriculture - Use of land for the production of food and fiber, on natural prime or improved pasture land.

Air Pollution - Concentrations of substances found in the atmosphere which exceed naturally occurring quantities and are undesirable or harmful in some way.

Alquist-Priolo Earthquake Fault Zoning Act, Earthquake Fault Zone - A seismic hazard zone designated by the State of California within which specialized geologic investigations must be prepared prior to approval of certain new development.

Ambient - Surrounding on all sides; used to describe measurements of existing conditions with respect to traffic, noise, air, and other environments.

Aquifer - An underground, water-bearing layer of earth, porous rock, sand, or gravel, through which water can seep or be held in natural storage. Aquifers generally hold sufficient water to be used as a water supply.

Aquifer Storage and Recovery (ASR) - Method of making use of existing natural aquifers to store excess water to be available or recovered at a time when water is scarce.

Archaeological - Relating to the material remains of past human life, culture, or activities.

Architectural Review - Regulations and procedures requiring the placement and exterior design of structures to be suitable, harmonious, and in keeping with the general appearance, historical character, and/or style of surrounding areas.

Area Plan - A component of the Proposed General Plan Update that establishes specific planning policies for a defined geographical area.

Arterial - A major street carrying volumes of relatively high speed traffic from local and collector streets to and from freeways and other major streets. These streets have controlled intersections and generally provide limited direct access to abutting properties.

Assessment District; Benefit Assessment District - An area within a public agency's boundaries which receives a special benefit from the construction of one or more public facilities. A Benefit Assessment District has no legal life of its own and cannot act by itself. It is strictly a financing mechanism for providing public infrastructure as allowed under the Streets and Highways Code. Bonds may be issued to finance the improvements, subject to repayment by assessments charged against the benefiting properties. Creation of a Benefit Assessment District enables property owners in a specific area to cause the construction of public facilities or to maintain them (for example, a downtown, or the grounds and landscaping of a specific area) by contributing their fair share of the construction and/or installation and operating costs.

Base Flood - A 100-year flood that has a 1% likelihood of occurring in any given year.

Basic Routes - All local roads not designated as Routes of Regional Significance.

Below-Market-Rate (BMR) Housing Unit - Any housing unit specifically priced to be sold or rented to low- or moderate income households for an amount less than the fair-market value of the unit. The U.S. Department of Housing and

Urban Development sets standards for determining which households qualify as “low income” or “moderate income.”

Best Available Control Technology (BACT) - The most stringent emission limit or control technique that has been achieved in practice that is applicable to a particular emission source.

Best Management Practices (BMP) - The combination of conservation measures, structure, or management practices that reduces or avoids adverse impacts of development on adjoining site’s land, water, or waterways, and waterbodies.

Bicycle Path (Class I facility) - A paved route not on a street or roadway and expressly reserved for bicycles traversing an otherwise unpaved area. Bicycle paths may parallel roads but typically are separated from them by landscaping.

Bicycle Lane (Class II facility) - A corridor expressly reserved for bicycles, existing on a street or roadway in addition to any lanes for use by motorized vehicles.

Bicycle Route (Class III facility) - A facility shared with pedestrians and motorists, identified only by signs, and having no pavement markings or lane stripes.

Bikeways - A term that encompasses bicycle lanes, bicycle paths and bicycle routes.

Blue Line Stream - A water body depicted on a United States Geological Survey 7.5-minute quadrangle. Blue line streams are considered navigable water bodies and are therefore subject to the provisions of the Clean Water Act.

Buffer Zone - An area of land separating two distinct land uses which acts to soften or mitigate the effects of one land use on the other.

Building - Any structure having a roof supported by columns or walls for the housing or enclosure of persons, animals, or property of any kind.

Building, Maximum Height - Shall be measured as the vertical distance to the highest point of the roof top of a flat roof or a mansard roof, or to the average height of a pitched or hipped roof measured from that plane connecting the highest and lowest portion of the lot abutting and outside the perimeter of the building footprint. Any fill of any depth or composition beneath or abutting the exterior perimeter of any building shall be included in the calculation of height.

California Environmental Quality Act (CEQA) - A State law that requires state and local agencies to perform environmental review for discretionary actions. CEQA requires that potential environmental impacts be analyzed, disclosed, and mitigated where feasible. (See “Environmental Impact Report”)

Capital Costs - The cost of public improvements or facilities and major pieces of equipment (e.g. utility systems, major roads, communication facilities, and public buildings) that have a useful life of more than three years.

Carbon Dioxide (CO₂) - A colorless, odorless, non-poison gas that is a normal part of the atmosphere.

Carbon Monoxide (CO) - A colorless, odorless, highly poisonous gas produced by automobiles and other machines with internal combustion engines that imperfectly burn fossil fuels such as oil and gas.

Channelization - (1) The straightening and/or deepening of a watercourse for purposes of storm-runoff control or ease of navigation. Channelization often includes lining of stream banks with a retaining material such as concrete. (2) At the intersection of roadways, the directional separation of traffic lanes through the use of curbs or raised islands which limit the paths that vehicles may take through the intersection.

Circulation Element - One of seven State-mandated elements of a local general plan, it contains adopted goals, policies, and implementation programs for the planning and management of existing and proposed thoroughfares and transportation routes correlated with the Land Use Element of the Proposed General Plan Update.

Clean Water Act - A Federal law that regulates discharge into or modification of water bodies. Dischargers and modifiers must comply with the law's permitting requirements.

Clustered Development - Development in which a number of dwelling units are placed in closer proximity than typically permitted, or are attached, with the purpose of minimizing grading and retaining open space areas.

Collector Street - A street serving traffic movements between arterial and local streets, generally providing direct access to abutting properties.

Colluviums - Loose and incoherent deposits, usually at the foot of a slope or cliff and brought there chiefly by gravity.

Combined Sewer/Combination Sewer - A sewer system that carries both sanitary sewage and storm water runoff.

Commercial - A land use classification which permits facilities for the buying and selling of commodities and services.

Community Area - An area designated by the proposed General Plan Update for future development at an urban intensity. Community areas are planned support a mix of land uses and would be served by a full range of urban services such as

emergency services, potable water, wastewater, flood control, parks, schools, and public transit.

Community Facilities District - Under the Mello-Roos Community Facilities Act of 1982 (Government Code Section 53311, et. seq.), a legislative body may create within its jurisdiction a special district that can issue tax-exempt bonds for the planning, design, acquisition, construction, and/or operation of public facilities, as well as provide public services to district residents. Special tax assessments levied by the district are used to repay the bonds.

Community Noise Equivalent Level (CNEL) - A 24-hour energy equivalent level derived from a variety of single-noise events with weighing factors of 5 and 10 dBA applied to the evening (7:00 p.m. to 10:00 p.m.) and nighttime (10:00 p.m. to 7:00 a.m.) periods, respectively, to allow for the greater sensitivity to noise during these hours. (See “Ldn.”)

Community Redevelopment Agency - A local agency created under California Redevelopment Law, or a local legislative body which has elected to exercise the powers granted to such an agency, for the purpose of planning, developing, re-planning, redesigning, clearing, reconstructing, and/or rehabilitating all or part of a specified area with residential, commercial, industrial, and/or public (including recreational) structures and facilities. The redevelopment agency’s plans must be compatible with adopted community general plans.

Conservation - The management of natural resources to prevent waste, destruction or neglect.

Consistent - Free from variation or contradiction. Programs in the Proposed General Plan Update are to be consistent, not contradictory or preferential. State law requires consistency between a General Plan and implementation measures such as the Zoning Ordinance.

Covenants, Conditions, and Restrictions (CC&Rs) - A term used to describe restrictive limitations which may be placed on property and its use and which usually are made a condition of holding title or lease.

Cul-de-sac - A short street or alley with only a single means of ingress and egress at one end and with a large turnaround at its other end.

Cumulative Impact - As used in CEQA, the total impact resulting from the accumulated impacts of individual projects or programs over time.

dB - Decibel; a unit used to express the relative intensity of a sound as it is heard by the human ear.

dBA - The “A-weighted” scale for measuring sound in decibels; weighs or reduces the effects of low and high frequencies in order to simulate human hearing.

Dedication - The turning over by an owner or developer of private land for public use, and the acceptance of land for such use by the governmental agency having jurisdiction over the public function for which it will be used.

Dedication, In lieu of - Cash payments which may be required of an owner or developer as a substitute for a dedication of land, usually calculated in dollars per lot, and referred to as in lieu fees or in lieu contributions.

Density - The number of residential dwelling units per acre of land. Densities specified in the General Plan are expressed in units per net developable acre. (See “Acres, Gross,” and “Acres, Net.”)

Density Bonus - The allocation of development rights that allow a parcel to accommodate additional square footage or additional residential units beyond the maximum for which the parcel is zoned, usually in exchange for the provision or preservation of an amenity at the same site or at another location.

Desalination - The process of removing salts (and other chemicals) from saline water, most commonly, sea or ocean water.

Design Review - The comprehensive evaluation of a development and its impact on neighboring properties and the community as a whole, from the standpoint of site and landscape design, architecture, materials, colors, lighting, and signs, in accordance with a set of adopted criteria and standards.

Detention Dam/Basin/Pond - Facilities classified according to the broad function they serve, such as storage, diversion, or detention. Detention dams are constructed to retard flood runoff and minimize the effect of sudden floods.

Development Fee - See “Impact Fee.”

Development Rights - The right to develop land by a landowner who maintains fee-simple ownership over the land or by a party other than the owner who has obtained the rights to develop. Such rights usually are expressed in terms of density allowed under existing zoning. For example, one development right may equal one unit of housing or may equal a specific number of square feet of gross floor area in one or more specified zone districts.

Dwelling Unit - One or more rooms with a single kitchen, designed for occupancy by one family for living and sleeping purposes.

Easement - The right to use property owned by another for specific purposes or to gain access to another property.

Emission Standard - The maximum amount of pollutant legally permitted to be discharged from a single source, either mobile or stationary.

Endangered Species - A species of animal or plant whose prospects for survival and reproduction are in immediate jeopardy from one or more causes. Habitats for endangered species are protected under the Federal Endangered Species Act and the California Endangered Species Act.

Environmental Impact Report (EIR) - A report prepared in accordance with the California Environmental Quality Act that assesses all the environmental characteristics of an area and determines what effects or impacts will result if the area is altered or disturbed by a proposed action. (See “California Environmental Quality Act”)

Erosion - The loosening and transportation of rock and soil debris by wind, rain, or running water.

Exaction - A contribution or payment required as an authorized precondition for receiving a development permit; usually refers to mandatory dedication (or fee in lieu of dedication) requirements found in many subdivision regulations.

Expansive Soils - Soils which swell when they absorb water and shrink as they dry.

Fault - A fracture in the earth’s crust forming a boundary between rock masses that have shifted. An “active” fault is one that has had surface displacement within Holocene time (about the last 11,000 years). A “potentially active” fault is one that shows evidence of surface displacement during Quaternary time (the last 2 million years).

Finding(s) - The result(s) of an investigation and the basis upon which decisions are made. Findings are used by government agencies and bodies to justify action taken by the entity.

Fire-resistive - Able to withstand specified temperatures for a certain period of time, such as a one-hour fire wall; not fireproof.

Flood, 100-Year - The magnitude of a flood expected to occur on the average every 100 years, based on historical data. The 100-year flood has a 1/100, or 1%, chance of occurring in any given year.

Flood Insurance Rate Map (FIRM) - For each community, the official map on which the Federal Insurance Administration has delineated areas of special flood hazard and the premium risk zones applicable to that community.

Flood Plain - The relatively level land area on either side of the banks of a stream regularly subject to flooding. That part of the flood plain subject to a one percent chance of flooding in any given year is designated as an area of special flood hazard by the Federal Insurance Administration.

Floor Area Ratio (FAR) - The net floor area of a building or buildings on a lot divided by the lot area or site area.

Geological - Pertaining to rock or solid matter.

Groundwater - Water under the earth's surface, often confined to aquifers capable of supplying wells and springs.

Groundwater Recharge - The natural process of infiltration and percolation of rainwater from land areas or streams through permeable soils into water-holding rocks which provide underground storage ("aquifers").

Guidelines - General statements of policy direction for which specific details may be later established.

Habitat - The physical location or type of environment in which an organism or biological population lives or occurs.

Habitat Conservation Plan (HCP) - A program prepared in accordance with the Federal Endangered Species Act that is designed to extend protection provided for endangered species to all sensitive habitat in a prescribed area.

Hazardous Material - Any material that, because of its quantity, concentration, or physical or chemical characteristics, poses a significant present or potential hazard to human health and safety or to the environment if released into the workplace or the environment. The term includes, but is not limited to, hazardous substances and hazardous wastes.

High Occupancy Vehicle (HOV) - Any vehicle other than a driver-only automobile (e.g., a vanpool, a bus, or two or more persons to a car).

Hillside - Land which is part of a hill between the summit and the foot with slopes of 10% or more.

Housing Element - One of the seven State-mandated elements of a local general plan, it assesses the existing and projected housing needs of all economic segments of the community, identifies potential sites adequate to provide the amount and kind of housing needed, and contains adopted goals, policies, and implementation programs for the preservation, improvement, and development of housing. Under State law, Housing Elements must be updated every five years.

Housing Unit The place of permanent or customary abode of a person or family. A housing unit may be a single-family dwelling, a multi-family dwelling, a condominium, a modular home, a mobile home, a cooperative, or any other residential unit considered real property under State law.

Impact - The effect of any man-made actions or indirect repercussions of man-made actions on existing physical, social, or economic conditions.

Impact Fee - A fee, also called a development fee, levied on the developer of a project by a city, county, or other public agency as compensation for otherwise-unmitigated impacts the project will produce. California Government Code § 54990 specifies that development fees shall not exceed the estimated reasonable cost of providing the service for which the fee is charged. To lawfully impose a development fee, the public agency must verify its method of calculation and document proper restrictions on use of the fund.

Impervious Surface - Surface through which water cannot penetrate, such as roof, road, sidewalk, and paved parking lot. The amount of impervious surface increases with development and establishes the need for drainage facilities to carry the increased runoff.

Implementation - Actions, procedures, programs, or techniques that carry out policies.

Improvement - The addition of one or more structures or utilities on a vacant parcel of land.

Industrial - The manufacture, production, and processing of consumer goods. Industrial is often divided into “heavy industrial” uses, such as construction yards, quarrying, and factories and “light industrial” uses, such as research and development and less intensive warehousing and manufacturing.

Infill Development - Development of vacant land (usually individual lots or left-over properties) within areas which are already largely developed.

Infrastructure - Public services and facilities, such as sewage disposal systems, water-supply systems, other utility systems, and roads.

In Lieu Fee - (See “Dedication, in lieu of.”)

Landmark - A building, site, object, structure, or significant tree, having historical, architectural, social, or cultural significance and marked for preservation by the local, State, or federal government. A visually prominent or outstanding structure or natural feature that functions as a point of orientation or identification.

Landscaping - Planting, including trees, shrubs, and ground covers, suitably designed, selected, installed, and maintained permanently to enhance a site or roadway.

Landslide - A general term for a falling mass of soil or rocks.

Land Use - The occupation or utilization of land or water area for any human activity or any purpose defined in the Proposed General Plan Update.

Ldn - Day-Night Average Sound Level. The A-weighted average sound level for a given area (measured in decibels) during a 24-hour period with a 10 dB weighing applied to night-time sound levels. The Ldn is approximately numerically equal to the CNEL for most environmental settings.

Leq - The energy equivalent level, defined as the average sound level on the basis of sound energy (or sound pressure squared). The Leq is a “dosage” type measure and is the basis for the descriptions used in current standards, such as the 24-hour CNEL used by the State of California.

Level of Service (LOS) - A qualitative measure describing operational conditions within a traffic stream, as perceived by motorists. The conditions are generally described in terms of factors such as speed, delay, freedom to maneuver, comfort, convenience, and safety. Six levels of service are defined with letter designations from A to F, with A representing the optimal condition and F representing the worst.

Liquefaction - The transformation of loose, water-saturated, granular materials (such as sand or silt) from a solid into a liquid state. A type of ground failure that can occur during an earthquake.

Local Agency Formation Commission (LAFCO) - A commission within each county that reviews and evaluates all proposals for formation of special districts, incorporation of cities, annexation to special districts or cities, consolidation of districts, and the merger of districts with cities. Each county’s LAFCO is empowered to approve, disapprove, or conditionally approve such proposals. LAFCO members generally include two county supervisors, two city council members, and one member representing the general public.

Local Street - A street which primarily serves as access to abutting properties characterized by traffic with low speeds, low volumes and relatively short trip lengths.

Mitigation - A specific action taken to reduce environmental impacts. Mitigation measures are required as a component of an environmental impact report (EIR) if significant measures are identified.

Mitigation Measures - Action taken to avoid, minimize, or eliminate environmental impacts. Mitigation includes: avoiding the impact altogether by not taking a certain action or parts of an action; minimizing impacts by limiting the degree or magnitude of the action and its implementation; rectifying the impact by repairing, rehabilitating, or restoring the affected environment; reducing or eliminating the impact over time by preservation and maintenance during the life of the action; and compensating for the impact by repairing or providing substitute resources or environments.

Mixed-use - Properties on which various uses, such as office, commercial, institutional, and residential, are combined in a single building or on a single site

in an integrated development project with significant functional interrelationships and a coherent physical design.

National Ambient Air Quality Standards - The prescribed level of pollutants in the outside air that cannot be exceeded legally during a specified time in a specified geographical area. **National Flood Insurance Program:** A federal program which authorizes the sale of federally subsidized flood insurance in communities where such flood insurance is not available privately.

National Historic Preservation Act - A 1966 federal law that established a National Register of Historic Places and the Advisory Council on Historic Preservation, and which authorized grants-in-aid for preserving historic properties.

National Register of Historic Places - The official list, established by the National Historic Preservation Act, of sites, districts, buildings, structures, and objects significant in the nation's history or whose artistic or architectural value is unique.

Natural Communities Conservation Plan (NCCP) - A plan that identifies sensitive habitats within a rural development area and directs the preparation of a program to mitigate the impacts of rural development on the habitats.

Nitrogen Oxide(s) (NO_x) - A reddish brown gas that is a byproduct of combustion and ozone formation processes. Often referred to as NO_x, this gas gives smog its "dirty air" appearance.

Noise - Any sound which is undesirable because it interferes with speech and hearing, is intense enough to damage hearing, or is otherwise annoying. Noise is simply "unwanted sound."

Noise Attenuation - Reduction of the level of a noise source using a substance, material, or surface, such as earth berms and/or solid concrete walls.

Noise Contour - A line connecting points of equal noise level as measured on the same scale. Noise levels greater than the 60 Ldn contour (measured in dBA) require noise attenuation in residential development.

Non-attainment - The condition of not achieving a desired or required level of performance and frequently used in reference to air quality.

Non-conforming Use - A use of a structure of land that was lawfully established and maintained, but which does not conform with the use regulations or required conditions for the district in which it is located by reason of adoption or amendment of local ordinance.

Open Space - Any parcel or area of land or water which is essentially unimproved and devoted to an open space use for the purposes of (1) the

preservation of natural resources, (2) the managed production of resources, (3) outdoor recreation, or (4) public health and safety.

Overlay --A land use designation on the Land Use Map or a zoning designation on a zoning map, which modifies the basic underlying designation in some specific manner.

Ozone (O₃) - A tri-atomic form of oxygen (O₃) created naturally in the upper atmosphere by a photochemical reaction with solar ultraviolet radiation. In the lower atmosphere, ozone is a recognized air pollutant that is not emitted directly into the environment, but is formed by complex chemical reactions between oxides of nitrogen and reactive organic compounds in the presence of sunlight, and becomes a major agent in the formation of smog.

Parcel - A lot, or contiguous group of lots, in single ownership or under single control, usually considered a unit for purposes of development.

Peak Hour/Peak Period - For any given roadway, a daily period during which traffic volume is highest, usually occurring in the morning and evening commute periods. Where “F” Levels of Service are encountered, the “peak hour” may stretch into a “peak period” of several hours duration.

Performance Standards - Zoning regulations that permit uses based on a particular set of standards of operation rather than on particular type of use. Performance standards provide specific criteria limiting noise, air pollution, emissions, odors, vibration, dust, dirt, heat, fire hazards, wastes, traffic impacts, and visual impact of a use.

Planning Area - The land area addressed by the Proposed General Plan Update, which is all the unincorporated land within the Monterey County limits.

Policy - A specific statement of principle or of guiding or implementing actions which implies clear commitment.

Pollutant - Any introduced gas, liquid, or solid that makes a resource unfit for its normal or usual purpose.

Pollution - The presence of matter or energy whose nature, location, or quantity produces undesired environmental effects.

Recreation, Active - A type of recreation or activity which requires the use of organized play areas including, but not limited to, softball, baseball, football, and soccer fields, tennis and basketball courts and various forms of children’s play equipment.

Recreation, Passive - Type of recreation or activity which does not require the use of organized play areas.

Redevelopment - New or replacement development undertaken to reduce or eliminate blighted conditions and to encourage private investment in designated “redevelopment project areas.” In California, public redevelopment is funded largely through the sale of bonds, with the retirement of the bonded debt paid for by the increases in real property taxes on project area lands resulting from improvements prompted by the combination of public and private reinvestment in the area. Redevelopment can be financed completely independently of a local agency’s General Fund operating revenues, but cities may allocate some operating revenues to assist redevelopment and/or target operating revenues to focus on redevelopment areas. Redevelopment may also be spurred by grants from Federal and State governments and sometimes private sources.

Residential - Land designated in the Proposed General Plan Update and Zoning Ordinance for buildings consisting of dwelling units. May be vacant or unimproved. (See “Dwelling Unit.”)

Residential, Multiple-Family - Usually three or more dwelling units on a single site, which may be in the same or separate buildings.

Residential, Single-Family - A single dwelling unit on a building site.

Richter Scale - A measure of the size or energy release of an earthquake at its source. The scale is logarithmic, meaning that the wave amplitude of each number on the scale is 10 times greater than that of the previous whole number.

Rideshare - A travel mode other than driving alone, such as buses, rail transit, carpools, and vanpools.

Ridge - An elongated crest or series of crests of a hill.

Ridgeline - A ground line located at the highest elevation of and running parallel to the long axis of the ridge.

Right-of-way - The strip of land over which certain transportation and public use facilities are built, such as roadways, railroads, and utility lines.

Riparian Lands - Lands which are comprised of the vegetative and wildlife areas adjacent to perennial and intermittent streams. Riparian areas are delineated by the existence of plant species normally found near fresh water.

Riparian Vegetation - Vegetation associated with any watercourse which requires or tolerates moisture in excess of that available in adjacent uplands.

Runoff - That portion of rain or snow which does not percolate into the ground and is discharged into streams instead.

Rural Center - An existing rural or semi-rural area identified by the proposed General Plan Update that can support additional residential and neighborhood

commercial development. The proposed General Plan Update establishes land use policies designed to allow rural centers to develop over the life of the plan, but in a manner that preserves the existing character of these areas.

Sanitary Sewer - A system of subterranean conduits which carries refuse liquids or waste matter to a plant where the sewage is treated, as contrasted with storm drainage systems (which carry surface water) and septic tanks or leech fields (which hold refuse liquids and waste matter on-site). (See “Combined Sewer” and “Septic System”.)

Scenic Highway Corridor - The visible area outside of a highway’s right-of-way, generally described as “the view from the road.”

Scenic Highway/Scenic Route - A highway, road, or street which, in addition to its transportation function, provides opportunities for the enjoyment of natural and man-made scenic resources and access or direct views to areas or scenes of exceptional beauty or historic or cultural interest. The aesthetic values of scenic routes often are protected and enhanced by regulations governing the development of property or the placement of outdoor advertising.

Seismic - Caused by or subject to earthquakes or earth vibrations.

Septic System - A sewage-treatment system that includes a settling tank through which liquid sewage flows and in which solid sewage settles and is decomposed by bacteria in the absence of oxygen. Septic systems are often used for individual-home waste disposal where an urban sewer system is not available. (See “Sanitary Sewer.”)

Setback Line - A line within a lot parallel to a corresponding lot line, which is the boundary of any specified front, side, corner side or rear yard, or the boundary of any public right-of-way whether acquired in fee, easement or otherwise, or a line otherwise established to govern the location of buildings, structures or uses. Where no minimum front, side, corner side, or rear yards are specified, the setback line shall be coterminous with the corresponding lot line. The line is a horizontal distance measured from the respective property line.

Settlement - The drop in elevation of a ground surface caused by settling or compacting. Differential settlement is uneven settlement.

Significant Effect - A beneficial or detrimental impact on the environment. May include, but is not limited to, significant changes in an area’s air, water, and land resources.

Siltation - (1) The accumulating deposition of eroded material, or (2) the gradual filling in of streams and other bodies of water with sand, silt, and clay.

Single-family Dwelling, Attached - A building containing two dwelling units with each unit having its own foundation on grade.

Single-family Dwelling, Detached - A building containing one dwelling unit on one lot.

Slope - Land gradient described as the vertical rise divided by the horizontal run, and expressed in percent.

Soil - The unconsolidated material on the immediate surface of the earth created by natural forces that serves as the natural medium for growing land plants.

Solid Waste - Any unwanted or discarded material that is not a liquid or gas. Includes organic wastes, paper products, metals, glass, plastics, cloth, brick, rock, soil, leather, rubber, yard wastes, and wood. Organic wastes and paper products comprise about 75 percent of typical urban solid waste.

Special Treatment Area - A specific location identified in an area plan for focused development because of its unique location, site constraints, or surrounding land uses. The area plan policy establishes detailed policies to guide future land use activities at that location.

Specific Plan - A plan that provides detailed design and implementation tools for a specific portion of the area covered by a general plan. A specific plan may include all regulations, conditions, programs, or proposed legislation which may be necessary or convenient for the systematic implementation of any general plan element(s).

Storm Water Runoff - Surplus surface water generated by rainfall that does not seep into the earth but flows overland to flowing or stagnant bodies of water. Also referred to as "urban runoff."

Structure - Anything constructed or erected which requires a location on the ground, including a building or a swimming pool, but not including a fence or a wall used as a fence, if the height does not exceed six feet, or access drives or walks.

Subdivision - The division of a tract of land into defined lots, either improved or unimproved, which can be separately conveyed by sale or lease, and which can be altered or developed. Subdivision includes a condominium project as defined in Section 1350 of the California Civil Code.

Subsidence - The gradual sinking of land as a result of natural or artificial causes. (See "Settlement.")

Sulfur Dioxide (SO₂) - A heavy, pungent, colorless air pollutant formed primarily by the combustion of fossil fuels. It is a respiratory irritant, especially for asthmatics and is the major precursor to the formation of acid rain.

Transit - The conveyance of persons or goods from one place to another by means of a local, public transportation system. (See "Transit, Public.")

Transit, Public - A system of regularly-scheduled buses and/or trains available to the public on a fee-per-ride basis. Also called “Mass Transit.”

Transportation Demand Management (TDM) - A strategy for reducing demand on the road system by reducing the number of vehicles using the roadways and/or increasing the number of persons per vehicle. TDM attempts to: (1) reduce the number of persons per vehicle; (2) reduce the number of persons who drive alone on the roadway during the commute period; and (3) increase the use of carpools, vanpools, buses and trains, and walking and biking. TDM can be an element of TSM (see below).

Trip Generation - The dynamics that account for people making trips in automobiles or by means of public transportation. Trip generation is the basis for estimating the level of use of a transportation system and the impact of additional development or transportation facilities on an existing, local transportation system. Trip generations of households are correlated with destinations that attract household members for specific purposes.

Uniform Building Code - A national, standard building code which sets forth minimum standards for construction.

United States Army Corps of Engineers - A federal agency responsible for the design and implementation of publicly supported engineering projects. Any construction activity that involves filling a watercourse, pond, lake (natural or man-made), or wetlands (including seasonal wetlands and vernal pools), may require an ACOE permit.

Use - The purpose for which a lot or structure is or may be leased, occupied, maintained, arranged, designed, intended, constructed, erected, moved, altered, and/or enlarged as per the County’s Zoning Ordinance and Proposed General Plan Update land use designation.

Use Permit - The discretionary and conditional review of an activity or function or operation on a site or in a building or facility.

Variance - A departure from any provision of the zoning requirements for a specific parcel, except use, without changing the Zoning Ordinance or the underlying zoning of the parcel. A variance usually is granted only upon demonstration of hardship based on the peculiarity of the property in relation to other properties in the same zoning district.

View Corridor - The line of sight (identified as to height, width, and distance) of an observer looking toward an object that is significant to the community (e.g., ridgeline, river, historic building, etc.); the route that directs the viewer’s attention.

Viewshed - The area within view from a defined observation point.

Volume-to-Capacity Ratio - A measure of the operating capacity of a roadway or intersection, in terms of the number of vehicles that theoretically could pass through when the roadway or intersection is operating at its designed capacity. Abbreviated as v/c. At a v/c ratio of 1.0, the roadway or intersection is operating at capacity. If the ratio is less than 1.0, the traffic facility has additional capacity. Although ratios slightly greater than 1.0 are possible, it is more likely that the peak hour will elongate into a “peak period.” (See “Peak Hour” and “Level of Service.”)

Watercourse - Natural or once natural flowing (perennially or intermittently) water including rivers, streams, and creeks. Includes natural waterways that have been canalized, but does not include manmade channels, ditches, and underground drainage and sewer systems.

Watershed - The total area above a given point on a watercourse that contributes water to its flow; the entire region drained by a waterway or watercourse which drains into a lake, reservoir, bay or ocean.

Wetlands - Either transitional areas between terrestrial and aquatic systems where the water table is usually at or near the surface, or land that is covered by shallow water.

Williamson Act - Officially titled the California Land Conservation Act of 1965, the Williamson Act was designed as an incentive to retain prime agricultural land and open space in agricultural use, thereby slowing its conversion to urban uses. The program entails a ten-year contract between an owner of land and (usually) a county whereby the land is taxed on the basis of its agricultural use rather than the market value. The land becomes subject to certain enforceable restrictions, and certain conditions need to be met prior to approval of an agreement.

Zoning - The division of a jurisdiction by legislative regulations into areas, or zones, which specify allowable uses for real property and size restrictions for buildings within these areas; a program that implements policies of the proposed General Plan Update.

Zoning District - A designated section of the jurisdiction for which prescribed land use requirements and building and development standards are uniform.

