

TEHAMA COUNTY GENERAL PLAN GLOSSARY OF TERMS

100-Year Flood: A flood that has 1 percent likelihood of occurring in any given year.

100-Year Floodplain: The area covered in water during a 100-year flood.

Access: A way or means of approach to provide physical entrance and exit to a property (see ingress and egress).

Acres, Gross: Acreage calculation that includes the entire site or project area and used to calculate gross density.

Acres, Net: Acreage calculation that includes a portion of a site or a project area that can be built upon and excludes that portion of the site or project area that cannot be utilized for building such as roads, right-of-ways and bodies of water (e.g. lakes, ponds, and rivers) and used to calculate net density.

Adjacent: Physically touching or bordering upon; sharing a common property line.

Adverse Impact: A negative consequence for the physical, social, or economic environment resulting from an action or project.

Affordability Requirements: Provisions established by a public agency to require that a specific percentage of housing units in a project or development remain affordable to low income households for a specific period of time.

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

Affordable Housing Development: A housing development that is "affordable to low and moderate income households" means that at least 20 percent of the units in the development will be sold or rented to lower income households, and the remaining units to either lower or moderate income households. Housing units for lower income households must sell or rent for a monthly cost not greater than 30 percent of 60 percent of the area median income, as established

by the State of California Department of Housing and Community Development. Housing units for moderate-income households must sell or rent for a monthly cost of no greater than 30 percent of the area median income.

Agency: A governmental entity, department, office, or administrative unit.

Agricultural District: A land use designation applied to large size parcels, generally at least 20 acres in size, located in an area where the land is predominantly characterized by having "choice" agricultural soils. The designation, sometimes used as an overlay, identifies land upon which agricultural should be the primary use.

Agricultural Employee: For purposes of qualifying for Employee Housing within an area zoned for agricultural uses, an agricultural employee is someone who meets both of the following criteria: (I) He or she is engaged as a laborer in agriculture, including forestry or lumbering operations; and (II) He or she is excluded from the coverage of the National Labor Relations Act, as amended, as an agricultural employee, pursuant to Section 2(3) of the Labor Management relations Act, 29 U.S.C. Sec. 158(e), and Section 3(f) of the Fair Labor Standards Act (Section 203 [f]), Title 29, United States Code. Someone employed in forestry, lumbering, or silviculture is not an agricultural employee unless the forestry or lumbering operations in which such a person is employed are performed by a farmer or on a farm as an incident to or in conjunction with a farming operation.

Agricultural Preserve: Land designated for agriculture (See "Williamson Act.")

Agriculture: Use of land for the production of food and fiber, including the growing of crops and/or the grazing of animals on natural prime or improved pastureland.

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

Airport-related Use: A use that supports airport operations including, but not limited to, aircraft repair and maintenance, flight instruction, and aircraft chartering.

Alluvial: Soils deposited by stream action.

Alquist-Priolo Special Studies Zone Act, Earthquake Fault Zone: A state designated seismic hazard zone along traces of potentially and recently active faults, in which

specialized geologic investigations must be prepared prior to approval of certain types of new development.

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

Analysis: The examination of a subject, particularly its component parts and their interrelationships.

Annexation: Incorporation of a land area into an existing district or municipality, with a resulting change in the boundaries of the annexing jurisdiction.

Apartment: (1) One or more rooms of a building used as a place to live, in a building containing at least one other unit used for the same purpose. (2) A separate suite, not owner occupied, which includes kitchen facilities and is designed for and rented as the home, residence, or sleeping place of one or more persons living as a single housekeeping unit.

Approach Zone: The air space at each end of a landing strip that defines the glide path or approach path of an aircraft and that should be free from obstruction.

Approving Authority: The agency, board, group, or other legally designated individual or authority, which has been charged with review and approval of project plans and permit development applications.

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.

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

Arterial: A medium-capacity (10,000-35,000 average daily trips) roadway that provides intra-community travel and access to the countywide highway system. Access to community arterials should be provided at collector roads and local streets, but direct access from parcels to existing arterials is common.

Assessment District: (See "Benefit Assessment District.")

Attainment: Compliance with state and federal ambient air quality standards within an air basin. (See "Non-attainment.")

Average Daily Traffic (ADT): The total volume of traffic carried by a roadway segment in an average 24-hour period *or* the average number of vehicle trips generated by a project or projects in a 24-hour period.

Base Flood: In any given year, a 100-year flood that has a one percent likelihood of occurring, and is recognized as a standard for acceptable risk.

Benefit Assessment District: An area within a public agency's boundaries that 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.

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

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 Route (Class III facility): A facility shared with motorists and identified only by signs. A bicycle route has no pavement markings or lane stripes.

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

Biota: Encompassing all of the species of plants and animals occurring within a certain area.

Biotic Community: A group of living organisms characterized by a distinctive combination of both animal and plant species in a particular habitat.

Bond: An interest-bearing promise to pay a stipulated sum of money, with the principal amount due on a specific date. Funds raised through the sale of bonds can be used for various public purposes.

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

Building: Any structure used or intended for supporting or sheltering any use or occupancy.

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Buildout; Build-out: Development of land to its full potential or theoretical capacity as permitted under current or proposed planning or zoning designations. (See "Carrying Capacity.")

California Environmental Quality Act (CEQA): A State law requiring State and local agencies to regulate activities with consideration for environmental protection. If a proposed activity has the potential for a significant adverse environmental impact, an Environmental Impact Report (EIR) must be prepared and certified as to its adequacy before taking action on the proposed project. General Plans require the preparation of a "program EIR."

Caltrans: California Department of Transportation.

Capital Improvements Program (CIP): A program, administered by a city or county government and reviewed by its planning commission, which schedules permanent improvements, usually for a minimum of five years in the future, to fit the projected fiscal capability of the local jurisdiction. The program generally is reviewed annually, for conformance to and consistency with the General Plan.

Carbon Dioxide: A colorless, odorless, non-poisonous gas that is a normal part of the atmosphere.

Carbon Monoxide: 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.

Carrying Capacity: Used in determining the potential of an area to absorb development: (1) The level of land use, human activity, or development for a specific area that can be accommodated permanently without an irreversible change in the quality of air, water, land, or plant and animal habitats. (2) The upper limits of development beyond which the quality of human life, health, welfare, safety, or community character within an area will be impaired. (3) The maximum level of development allowable under current zoning. (See "Buildout.")

Census: The official decennial enumeration of the population conducted by the federal government.

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 that limit the

paths that vehicles may take through the intersection.

Character: Special physical characteristics of a structure or area that set it apart from its surroundings and contribute to its individuality.

Choice Timber Production Soils: Lands that contain soils which can sustain commercial timber production as determined by the Agricultural Commission and the SDA as defined in the "California Forestry Handbook" and soil surveys.

Circulation System: A network of transit, automobile, bicycle and pedestrian rights-of-way that connect origins and destinations.

Circulation Element: One of the seven state-mandated elements of a general plan. It contains adopted goals, policies and implementation programs for the planning and management of existing and proposed thoroughfares, transportation routes and terminals, as well as local public utilities and facilities, all correlated with the land use element of the general plan.

City: City with a capital "C" refers to the City of Red Bluff, Corning, or Tehama as the incorporated government agency of the area (e.g., "The *City* will enact ordinances."). City with a lower case "c" refers to the geographical area of a city (e.g., "There are parks in the *city*.")

Clear Zone: That section of an approach zone of an airport where the plane defining the glide path is 50 feet or less above the centerline of the runway. The clear zone ends where the height of the glide path above ground level is above 50 feet. Land use under the clear zone is restricted.

Cluster Development: A development design technique that concentrates buildings in specific areas on a site to allow that remaining land to be used for recreation, open space, preservation of environmentally sensitive areas and/or agricultural buffers. The locating of buildings within a specific area of a site may also assist to mitigate visual impacts of development, increase the efficiency of necessary infrastructure and assist in the preservation of the feel of an agricultural or rural area.

Community Development Block Grant (CDBG): A grant program administered by the U.S. Department of Housing and Urban Development (HUD) on a formula basis for entitlement communities, and by the State Department of Housing and Community Development (HCD) for non-entitled jurisdictions. This grant allots money to cities and counties for housing rehabilitation and community development, including public facilities and economic development.

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.

Compatible: Capable of existing together without conflict or ill effects.

Concurrency: Installation and operation of facilities and services needed to meet the demands of new development simultaneous with the development.

Conservation: The management of natural resources to prevent waste, destruction, or degradation.

Consistency, Consistent With: Free from significant variation or contradiction. California State law requires that a general plan be internally consistent and also requires consistency between a general plan and implementation measures such as the Zoning Code.

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

County: County with a capital "C" generally refers to the government or administration of a county. County with a lower case "c" may mean any county or may refer to the geographical area. In this General Plan, "The County" generally refers to the County of Tehama, either as a governmental agency or as a geographic area.

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

Criterion: A standard upon which a judgment or decision may be based. (See "Standards.")

Critical Facility: Facilities housing or serving many people, which are necessary in the event of an earthquake or flood, such as hospitals, fire, police, and emergency service facilities, utility "lifeline" facilities, such as water, electricity, and gas supply, sewage disposal, and communications and transportation facilities.

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 evening (7 PM to 10 PM) and nighttime (10 PM to 7 AM) periods, respectively, to allow for the greater sensitivity to noise during these hours.

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

Consistency: Agreement or harmony of parts or features to one another or a whole; ability to be asserted together without contradiction.

Contiguous: Next to, abutting, or touching and having a boundary, or portion thereof, which is coterminous.

Criteria: Standards upon which a judgment or decision may be based.

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. Every increase of 10 doubles the perceived loudness though the noise is actually ten times more intense.

DBA: The "A-weighted" scale for measuring sound in decibels; adjusts 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. Dedications for roads, parks, school sites, or other public uses often are made conditions for approval of a development by a city or county. Dedication, In lieu of cash payments that 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, Residential: The number of permanent residential dwelling units per acre of land. Densities specified in this General Plan may be expressed in units per gross acre. *See "Acres, Gross."*

Density, Employment: A measure of the number of employed persons per specific area (for example, employees/acre).

Developable Acres, Net: *See "Acres, Net"*

Developable Land: Land that is suitable as a location for structures and that can be developed free of hazards to,

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without disruption of, or significant impact on natural resource areas.

Developer: An individual who or business that prepares raw land for the construction of buildings or causes to be built physical building space for use primarily by others, and in which the preparation of the land or the creation of the building space is in itself a business and is not incidental to another business or activity.

Development: The physical extension and/or construction of urban land uses. Development activities include: subdivision of land; construction or alteration of structures, roads, utilities, and other facilities; installation of septic systems; grading; deposit of refuse, debris, or fill materials; and clearing of natural vegetative cover (with the exception of agricultural activities).

Development Agreement: A legislatively approved contract between a jurisdiction and a person having legal or equitable interest in real property within the jurisdiction (California Government Code Section 5865 et. seq.) that "freezes" certain rules, regulations, and policies applicable to development of a property for a specified period of time, usually in exchange for certain concessions by the owner.

Development Fee: See "Impact Fee."

Development Rights, Transfer of (TDR): Also known as "Transfer of Development Credits," a program that can relocate potential development from areas where proposed land use or environmental impacts are considered undesirable (the "donor" site) to another ("receiver") site chosen on the basis of its ability to accommodate additional units of development beyond that for which it was zoned, with minimal environmental, social, and aesthetic impacts.

Discourage, v.: To advise or persuade to refrain from.

Discretionary Decision: As used in CEQA, an action taken by a governmental agency that calls for the exercise of judgment in deciding whether to approve and/or how to carry out a project.

Dwelling Unit: A room or group of rooms (including sleeping, eating, cooking, and sanitation facilities, but not more than one kitchen), which constitutes an independent housekeeping unit, occupied or intended for occupancy by one household on a long-term basis.

Easement: Usually the right to use property owned by another for specific purposes or to gain access to

another property. For example, utility companies often have easements on the private property of individuals to be able to install and maintain utility facilities.

Easement, Conservation: A tool for acquiring open space with less than full fee purchase, whereby a public agency buys only certain specific rights from the land owner. These may be positive rights (providing the public with the opportunity to hunt, fish, hike, or ride over the land), or they may be restrictive rights (limiting the uses to which the land owner may devote the land in the future.)

Ecosystem: An interacting system formed by a biotic community and its physical environment.

Elderly: Persons age 62 and older. (See "Seniors.")

Eminent Domain: The right of a public entity to acquire private property for public use by condemnation, and the payment of just compensation.

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

Encourage, v.: To stimulate or foster a particular condition through direct or indirect action by the private sector or government agencies.

Endangered Species: A species of animal or plant is considered to be endangered when its prospects for survival and reproduction are in immediate jeopardy from one or more causes.

Enhance, v.: To improve existing conditions by increasing the quantity or quality of beneficial uses or features.

Energy-Equivalent Level (LEQ): LEQ measures individual noises for a period of time (typically for one hour) and determines the average noise level.

Environment: CEQA defines environment as "the physical conditions which exist within the area which will be affected by a proposed project, including land, air, water, mineral, flora, fauna, noise, and objects of historic or aesthetic significance." (See "California Environmental Quality Act.")

Environmental Impact Report (EIR): A report required by the California Environmental Quality Act (CEQA) and which 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 or project. (See "California Environmental Quality Act.")

Environmental Impact Statement (EIS): Under the National Environmental Policy Act, a statement on the ef-

fect of development proposals and other major actions that significantly affect the environment.

Erosion: (1) The loosening and transportation of rock and soil debris by wind, rain, or running water. (2) The gradual wearing away of the upper layers of earth.

Event: As used in the Safety Element of this General Plan, an "event" is an accidental release of a substance, material or energy from a facility that may cause a hazardous physical effect beyond the exterior boundary of the facility. An "event" may occur as the end result of a series of related circumstances or actions; the individual circumstances or actions are not themselves considered to be "events" for the purposes of implementation of Safety Element policies.

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.

Family: An individual or a group of persons living together in a dwelling unit, not including a fraternity, sorority, club, or other group of persons occupying a hotel, lodging house or institution of any kind.

Farmland: Refers to eight classifications of land mapped by the U.S. Department of Agriculture Soil Conservation Service.

Fault: A fracture in the earth's crust forming a boundary between rock masses that have shifted.

Feasible, Economically: Capable of being done, executed, or managed successfully from the standpoint of the physical and/or financial abilities of the implementer(s).

Feasible, Technically: Capable of being implemented because the industrial, mechanical, or application technology exists.

FEMA: The Federal Emergency Management Agency.

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

Fire Hazard Zone: An area where, due to slope, fuel, weather, or other fire-related conditions, the potential loss of life and property from a fire necessitates special fire protection measures and planning before development occurs.

Fiscal Impact Analysis: An evaluation of the direct public costs and revenues, which may result from a project or program. Enables local governments to evaluate relative fiscal merits of projects and proposed actions.

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 risk premium 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. See "100-Year Floodplain"

Floodway: The channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the "base flood" without cumulatively increasing the water surface elevation more than one foot. No development is allowed in floodways.

Floor Area Ratio (FAR): The gross floor area permitted on a site divided by the total net area of the site, expressed in decimals to one or two places. For example, on a site with 10,000 net sq. ft. of land area, a Floor Area Ratio of 1.0 will allow a maximum of 10,000 gross sq. ft. of building floor area to be built. On the same site, an FAR of 1.5 would allow 15,000 sq. ft. of floor area; an FAR of 2.0 would allow 20,000 sq. ft.; and an FAR of 0.5 would allow only 5,000 sq. ft.

Forest Resources, Significant: Significant forest resources are those resources that are significantly important to and supportive of productive timber management, including lands having site classifications that indicate high and intermediate productivity potential.

Freeway: A high-speed, high-capacity, limited-access transportation facility serving regional and county-wide travel.

Geological: Pertaining to rock or solid matter.

General Plan: A compendium of policies regarding long-term development, in the form of diagrams and accompanying text. The legal document required of each local agency by the State of California Government Code Section 65301 and adopted by the City or County. In California, the General Plan has seven mandatory elements (Circulation, Conservation, Housing, Land Use, Noise, Open Space, and Safety) and may include any number of optional elements (e.g., Energy, Economic Development, Parks and Recreation.)

Grasslands: Land reserved for pasturing or mowing, in which grasses are the predominant vegetation.

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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 that provides underground storage ("aquifers").

Guidelines: General statements of policy direction around 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.

Hazardous Material: Any substance 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.

Highway: High-speed, high-capacity, limited-access transportation facility serving regional and county-wide travel.

Historic; Historical: An historic building or site is one that is noteworthy for its significance in local, state, or national history or culture, its architecture or design, or its works of art, memorabilia, or artifacts.

Historic Preservation: The preservation of historically significant structures and neighborhoods until such time as, and in order to facilitate, restoration and rehabilitation of the building(s) to a former condition.

Household: All those persons—related or unrelated—who occupy a single housing unit. (See "Family.")

Households, Number of: The count of all year-round housing units occupied by one or more persons. The concept of household is important because the formation of new households generates the demand for housing. Each new household that is formed creates the need for one additional housing unit or requires that one existing housing unit shall be shared by two households. Thus, household formation can continue to take place even without an increase in population, thereby increasing the demand for housing.

Housing and Community Development Department of the State of California (HCD): The State agency that has principal responsibility for assessing, planning for, and assisting communities to meet the needs of low- and moderate-income households.

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. A housing unit has, at least, cooking facilities, a bathroom, and a place to sleep. See "*Dwelling Unit*," "*Family*," and "*Household*."

Hydrocarbons: A family of compounds containing carbon and hydrogen in various combinations. They are emitted into the atmosphere from manufacturing, storage and handling, or combustion of petroleum products and through natural processes. Certain hydrocarbons interact with nitrogen oxides in the presence of intense sunlight to form photochemical air pollution.

Image: The mental picture or impression of a city or place taken from memory and held in common by members of the community.

Impact: The effect of any direct 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 Section 66000 et seq. 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 parcel of land.

Incident: See "*Event*"

Incorporation: Creation of a new city.

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.

Industrial Park; Office Park: A planned assemblage of buildings designed for workplace use.

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

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

Ingress: The place or means of entering a property.

Institutional Uses: (1) Publicly or privately owned and operated activities such as hospitals, convalescent hospitals, intermediate care facilities, nursing homes, museums, and schools and colleges; (2) Churches and other religious organizations; and (3) Other non-profit activities of a welfare, educational, or philanthropic nature that can not be considered residential, commercial, or industrial. *See "Public and Quasi-public Facilities"*

Intensity, Building: For residential uses, the actual number or the allowable range of dwelling units per net or gross acre. For non-residential uses, the actual or the maximum permitted floor area ratios (FARs).

Inter-agency: Indicates cooperation between or among two or more discrete agencies in regard to a specific program.

Interest, Fee: Entitles a landowner to exercise complete control over use of land, subject only to government land use regulations.

Interest, Less-than-fee: The purchase of interest in land rather than outright ownership; includes the purchase of development rights via conservation, open space, or scenic easements. (See "Development Rights.", "Easement, Scenic.", "Lease.", and "Leasehold Interest.")

Intermittent Stream: A stream that normally flows for at least thirty (30) days after the last major rain of the season and is dry a large part of the year.

Inundation: Covered by floodwaters.

Jobs/Housing Balance; Jobs/Housing Ratio: The availability of affordable housing for employees. The jobs/housing ratio divides the number of jobs in an area by the number of employed residents. A ratio of 1.0 indicates a balance. A ratio greater than 1.0 indi-

cates a net in-commute; less than 1.0 indicates a net out commute.

Joint Powers Authority (JPA): A legal arrangement that enables two or more units of government to share authority in order to plan and carry out a specific program or set of programs that serves both units.

Lake: Any natural or man-made body that impounds water year round under normal conditions. In identifying the high water mark on man-made lakes controlled by dams, the maximum spillway elevation will be used.

Land Banking: The purchase of land by a local government for use or resale at a later date. "Banked lands" have been used for development of low- and moderate-income housing, expansion of parks, and development of industrial and commercial centers. Federal rail-banking law allows railroads to bank unused rail corridors for future rail use while allowing interim use as trails.

Landmark: (1) 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. (2) 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 as to enhance a site or roadway permanently.

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

Land Use Regulation: A term encompassing the regulation of land in general and often used to mean those regulations incorporated in the General Plan, as distinct from zoning regulations (which are more specific).

Leapfrog Development: New development separated from existing development by substantial vacant land.

Lease: A contractual agreement by which an owner of real property (the leaser) gives the right of possession to another (a lessee) for a specified period of time (term) and for a specified consideration (rent).

Level of Service (LOS) Standard: A standard used by government agencies to measure the quality or effectiveness of a municipal service, such as police, fire, or library, or the performance of a facility, such as a street or highway.

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Level of Service (Traffic): A scale that measures the amount of traffic that a roadway or intersection can accommodate, based on such factors as maneuverability, driver dissatisfaction, and delay. Although various measures of traffic are used, the following are commonly accepted descriptions:

- *Level of Service A* - Indicates a relatively free flow of traffic, with little or no limitation on vehicle movement or speed.
- *Level of Service B* - Describes a steady flow of traffic, with only slight delays in vehicle movement and speed. All queues clear in a single signal cycle.
- *Level of Service C* - Denotes a reasonably steady, high-volume flow of traffic, with some limitations on movement and speed, and occasional backups on critical approaches.
- *Level of Service D* - Designates the level where traffic nears an unstable flow, intersections still function, but short queues develop and cars may have to wait through one cycle during short peaks.
- *Level of Service E* - Represents traffic characterized by slow movement and frequent (although momentary) stoppages. This type of congestion is considered severe, but is not uncommon at peak traffic hours, with frequent stopping, long-standing queues, and blocked intersections.
- *Level of Service F* - Describes unsatisfactory stop-and-go traffic characterized by "traffic jams" and stoppages of long duration. Vehicles at signalized intersections usually have to wait through one or more signal changes, and "upstream" intersections may be blocked by the long queues.

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 five- or seven-member 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 merger of districts with cities. Each county's LAFCo is empowered to approve, disapprove, or conditionally approve such proposals. The five LAFCo members generally include two county supervisors, two city council members, and one member representing the general public. Some LAFCos include two representatives of special districts.

Lot: (See "Site.")

Lot of Record: A lot that is part of a recorded subdivision or a parcel of land that has been recorded at the county recorder's office containing property tax records.

Maintain, v.: To keep in an existing state. (See "Preserve, v.")

Map, Parcel: For residential subdivisions, a map created pursuant to the Subdivision Map Act (SMA), which contains four or fewer lots. Parcel maps created for commercial property may include more than four lots, as provided in the SMA.

Map, Tract: A subdivision map for residential development which includes five or more lots.

Manufactured Housing: Residential structures that are constructed entirely in the factory, and which since June 15, 1976, have been regulated by the Federal Manufactured Home Construction and Safety Standards Act of 1974 under the administration of the U.S. Department of Housing and Urban Development (HUD).

Marsh: An area periodically or permanently covered with shallow water, either fresh or saline.

May: That which is permissible.

Median Strip: The dividing area, either paved or landscaped, between opposing lanes of traffic on a roadway.

Mello-Roos Bonds: Locally issued bonds that are repaid by a special tax imposed on property owners within a "community facilities" district established by a governmental entity. The bond proceeds can be used for public improvements and for a limited number of services. Named after the program's legislative authors.

Mercalli Intensity Scale: A subjective measure of the observed effects (human reactions, structural damage, geologic effects) of an earthquake. Expressed in Roman numerals from I to XII.

Mineral Resource: Land on which known deposits of commercially viable mineral or aggregate deposits exist. This designation is applied to sites determined by the State Division of Mines and Geology as being a resource of regional significance, and is intended to help maintain the quarrying operations and protect them from encroachment of incompatible land uses.

Minimize, v.: To reduce or lessen, but not necessarily to eliminate.

Mining: The act or process of extracting resources, such as oil, minerals, or sand and gravel, from the earth.

Ministerial (Administrative) Decision: An action taken by a governmental agency that follows established procedures and rules and does not call for the exercise of judgment in deciding whether to approve a project.

Mitigate, v.: To ameliorate, alleviate, or avoid to the extent reasonably feasible.

Mitigation Measures: Includes: (a) Avoiding the impact altogether by not taking a certain action or parts of an action; (b) Minimizing impacts by limiting the degree or magnitude of the action and its implementation; (c) Rectifying the impact by repairing, rehabilitating, or restoring the impacted environment; (d) Reducing or eliminating the impact over time by preservation and maintenance operations during the life of the action; (e) Compensating for the impact by replacing 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. A "single site" may include contiguous properties.

Multiple Family Building: A detached building designed and used exclusively as a dwelling by three or more families occupying separate suites.

Municipal Services: (See "Municipal Services.")

Must: That which is mandatory.

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 Environmental Policy Act (NEPA): An act passed in 1974 establishing federal legislation for national environmental policy, a council on environmental quality, and the requirements for environmental impact statements.

National Flood Insurance Program: A federal program that 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 that 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.

Native Plant or Animal: A plant or animal species that originates from a particular area.

Natural State: The condition existing prior to development.

Necessary: Essential or required.

Neighborhood: A relatively small, developed area, typically residential in character, with certain geographic features, general boundaries and sometimes social characteristics which set it apart from other areas of the larger community.

Noise: Any sound that is undesirable because it interferes with speech and hearing, or is intense enough to damage hearing, or is otherwise annoying. Noise, simply, is "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. Frequently used in reference to air quality. (See "Attainment.")

Oak: Any tree of the *Quercus* species.

Office Use: The use of land by general business offices, medical and professional offices, administrative or headquarters offices for large wholesaling or manufacturing operations, and research and development.

Open Space Land: Any parcel or area of land or water that 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.

Ordinance: A law or regulation set forth and adopted by a governmental authority, usually a city or county.

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Overlay Land Use Designation: A supplemental land use or zoning designation that modifies the basic underlying designation in some specific manner.

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

Parcel Map: See "Map, Parcel"

Park Land, Parkland: Land that is publicly owned or controlled for the purpose of providing parks, recreation, or open space for public use.

Parks: Open space lands whose primary purpose is recreation. (See "Open Space Land," "Community Park," and "Neighborhood Park.")

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. Under some conditions, the "peak hour" may stretch into a "peak period" of several hours' duration.

Percolation: Downward flow or infiltration of water through the pores or spaces of rock or soil.

Perennial Stream or River: Any watercourse that flows year-round, typically shown on the USGS 7.5 minute map series as a solid blue line.

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, glare, heat, fire hazards, wastes, traffic impacts, and visual impact of a use.

Phased Development: A development project that is constructed in stages, each stage being capable of existing independently of the others.

Planning Area: The area directly addressed by the general plan. A city's planning area typically encompasses the city limits and potentially annexable land within its sphere of influence.

Planning Commission: A body, usually having five or seven members, created by a city or county in compliance with California law (Section 65100) that requires the assignment of the planning functions of the city or county to a planning department, planning commission, hearing officers, and/or the legislative body itself, as deemed appropriate by the legislative body.

Policy: A specific statement of principle or of guiding actions that implies clear commitment but is not mandatory. A general direction that a governmental agency sets to follow in order to meet its goals and objectives before undertaking an action program. (See "Program.")

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.

Pollution, Non-Point: Sources for pollution that are less definable and usually cover broad areas of land, such as agricultural land with fertilizers that are carried from the land by runoff.

Pollution, Point: In reference to water quality, a discrete source from which pollution is generated before it enters receiving waters, such as a sewer outfall, a smokestack, or an industrial waste pipe.

Poverty Line: The level of income below which one cannot afford to purchase all of the resources that are required to live. Those who have an income below the poverty line have no discretionary disposable income, by definition.

Preservation: As used in historic preservation, the process of sustaining the form and extent of a structure essentially as it exists. Preservation aims at halting further deterioration and providing structural stability but does not contemplate significant rebuilding. (See "Historic Preservation.")

Preserve, n.: An area in which beneficial uses in their present condition are protected; for example, a nature preserve or an agricultural preserve. (See "Agricultural Preserve." and "Protect.")

Preserve, v.: To keep safe from destruction or decay; to maintain or keep intact. (See "Maintain.")

Prime Agricultural Land: (1) Land used actively in the production of food, fiber, or livestock. (2) All land which qualifies for rating as Class I or Class II in the Soil Conservation Service land use compatibility classifications. (3) Land that qualifies for rating 80 through 100 in the Storie Index Rating. (See "Prime Farmland" and "Storie Index.")

Prime Farmland: Land which has the best combination of physical and chemical characteristics for the production of crops. Prime Farmland must have been used for the production of irrigated crops within the last three years. Prime Farmland does not include publicly owned lands for which there is an adopted policy preventing agricultural use. (See "Prime Agricultural Land.")

Private Road/Private Street: Privately owned (and usually privately maintained) motor vehicle access that is not dedicated as a public street. Typically the owner posts a sign indicating that the street is private property and limits traffic in some fashion.

Professional Offices: A use providing professional or consulting services in the fields of law, medicine, architecture, design, engineering, accounting, and similar professions, but not including financial institutions or real estate or insurance offices.

Program: An action, activity, or strategy carried out in response to adopted policy to achieve a specific goal or objective. Policies and programs establish the "who," "how" and "when" for carrying out the "what" and "where" of goals and objectives.

Protect, v.: To maintain and preserve beneficial uses in their present condition as nearly as possible. (See "Enhance.")

Public and Quasi-public Facilities: Institutional, academic, governmental and community service uses, either owned publicly or operated by non-profit organizations, including private hospitals and cemeteries. (See "Institutional Uses.")

Public Services: Services traditionally provided by local government, including water and sewer, roads, parks, schools, and police and fire protection.

Rangeland Ecosystem: An area with similar ecological characteristics on which man has placed boundaries for management purposes. Ecosystem includes both living (plants, animals) and non-living (soils, topography, climate) components of the defined area. A particular plant and animal community may be associated with each ecosystem.

Rare or Endangered Species: A species of animal or plant listed in: Sections 670.2 or 670.5, Title 14, California Administrative Code; or Title 50, Code of Federal Regulations, Section 17.11 or Section 17.2, pursuant to the Federal Endangered Species Act designating species as rare, threatened, or endangered.

Reclamation: The reuse of resources, usually those present in solid wastes or sewage (e.g. reclaimed water).

Recognize, v.: To officially (or by official action) identify or perceive a given situation.

Reconstruction: As used in historic preservation, the process of reproducing by new construction the ex-

act form and detail of a vanished structure, or part thereof, as it appeared during a specific period of time. Reconstruction is often undertaken when the property to be reconstructed is essential for understanding and interpreting the value of an historic district and sufficient documentation exists to insure an exact reproduction of the original.

Recreation, Active: A type of recreation or activity that 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 that does not require the use of organized play areas.

Recycle, v.: The process of extraction and reuse of materials from waste products.

Regional: Pertaining to activities or economies at a scale greater than that of a single jurisdiction, and affecting a broad geographic area.

Rehabilitation: The repair, preservation, and/or improvement of substandard housing.

Remodeling: As used in historic preservation, making over or rebuilding all or part of an historic structure in a way that does not necessarily preserve its historical, architectural, and cultural features and character.

Residential Development: The construction of three or more homes as part of a single project, or a project which results in the creation of three or more parcels averaging less than 20-acres each when the parcels are intended primarily for use as individual home sites.

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 on a single site, designed for occupation by one family at a time.

Restore: To renew, rebuild, or reconstruct to a former state.

Restrict: To check, bound, or decrease the range, scope, or incidence of a particular condition.

Retention Basin or Retention Pond: A pond, pool, or basin used for the permanent storage of water runoff. Retention ponds differ from detention ponds in that the latter are temporary storage areas. Retention ponds may offer potential for water recreation since the water remains permanently. Both types of basins or ponds may provide for the controlled release of the water.

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Retrofit: To add materials and/or devices to an existing building or system to improve its operation, safety, or efficiency. Buildings can be retrofitted to use solar energy and to strengthen their ability to withstand earthquakes, for example.

Rezoning: An amendment to the map and/or text of a zoning ordinance to effect a change in the nature, density, or intensity of uses allowed in a zoning district and/or on a designated parcel or land area.

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

Ridgeline: (1) A line connecting the highest points along a ridge and separating drainage basins or small-scale drainage systems from one another; (2) The intersection of two roof surfaces forming the highest horizontal line of the roof.

Right-of-way: A strip of land occupied or intended to be occupied by certain transportation and public use facilities, such as roadways, railroads, and utility lines.

Riparian Habitat: The land and plants bordering a watercourse or lake.

Riparian Area: Riparian areas 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 freshwater.

Risk: The danger or degree of hazard or potential loss.

Runoff: That portion of rain or other precipitation that does not percolate into the ground and is discharged into streams or drainage facilities instead.

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

Seiche: An earthquake-generated wave in an enclosed body of water such as a lake, reservoir, or bay.

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

Seniors: Persons age 62 and older. (See "Elderly.")

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: The horizontal distance between the property line and any structure.

Sewage: *See "Wastewater"*

Shall: That which is obligatory; an unequivocal direction.

Shopping Center: A group of commercial establishments, planned, developed, owned, or managed as a unit, with common off-street parking provided on the site.

Should: Signifies a directive to be honored if at all possible; a less rigid directive than "shall," to be honored in the absence of compelling or contravening considerations.

Sign: Any representation (written or pictorial) used to convey information, or to identify, announce, or otherwise direct attention to a business, profession, commodity, service, or entertainment, and placed on, suspended from, or in any way attached to, any structure, vehicle, or feature of the natural or manmade landscape.

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.

Site: A parcel of land used or intended for one use or a group of uses and having frontage on a public or an approved private street. A 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 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, but does not include sewage and hazardous materials. Organic wastes and paper products comprise about 75 percent of typical urban solid waste.

Special Plan: The intent of the SP – Special Planning land use overlay designation is to provide for, and identify,

areas in the County that require or would benefit from the development of detailed planning efforts such as the preparation of Specific and/or Master Plans. These areas may include areas of large land holdings that could be developed as large planned communities, and/or areas proposed for development that are not currently served by roadways or community services that would benefit from detailed planning efforts.

Specific Plan: A legal tool authorized by Article 8 of the Government Code (Section 65450 et seq.) for the systematic implementation of the general plan for a defined portion of a community's planning area. A specific plan must specify in detail the land uses, public and private facilities needed to support the land uses, phasing of development, standards for the conservation, development, and use of natural resources, and a program of implementation measures, including financing measures.

Sphere of Influence: The probable physical boundaries and service area of a local agency, as determined by the Local Agency Formation Commission (LAFCO) of the County.

Sprawl: "Sprawl" is a general, non-technical term used to describe a poorly planned, haphazard development pattern along highways and roads in which growth occurs with little or no consideration to such community planning concepts as compact grouping of compatible and complimentary land uses and the provision of economically-efficient community infrastructure such as sewer and water systems, sidewalks, lighting, and traffic control.

Standards: (1) A rule or measure establishing a level of quality or quantity that must be complied with or satisfied. The State Government Code (Section 65302) requires that general plans spell out the objectives, principles, "standards," and proposals of the general plan. Examples of standards might include the number of acres of park land per 1,000 population that the community will attempt to acquire and improve, or the "traffic Level of Service" (LOS) that the plan hopes to attain. (2) Requirements in a zoning ordinance that govern building and development as distinguished from use restrictions, for example, site-design regulations such as lot area, height limit, frontage, landscaping, and floor area ratio.

Storm Runoff: Surplus surface water generated by rainfall that does not seep into the earth but flows overland to flowing or stagnant bodies of water.

Structure: Anything constructed or erected that requires location on the ground (excluding swimming pools, fences, and walls used as fences).

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 and a community apartment project as defined in Section 11004 of the Business and Professions Code.

Subdivision Map Act: Division 2 (Sections 66410, et seq.) of the California Government code, this act vests in local legislative bodies the regulation and control of the design and improvement of subdivisions, including the requirement for tentative and final maps. (See "Subdivision.")

Substantial: Considerable in importance, value, degree, or amount.

Timber: Trees of any species maintained for eventual harvest for forest products purposes, whether planted or of natural growth, standing or down, on privately or publicly owned land, including Christmas trees, but excluding nursery stock.

Timber Production Lands: Generally, lands predominantly characterized by "choice" timber production soils and suitable for producing commercial timber. Formally, lands designated as Natural Resources (NR) or zoned Timber Production Zone (TPZ).

Topography: Configuration of a surface, including its relief and the position of natural and man-made features.

Tourism: The business of selling goods or services to persons traveling for pleasure.

Tract Map: See "Map, Tract"

Traffic Model: A mathematical representation of traffic movement within an area or region based on observed relationships between the kind and intensity of development in specific areas. Many traffic models operate on the theory that trips are produced by persons living in residential areas and are attracted by various non-residential land uses. (See "Trip.")

Transit: The conveyance of persons or goods from one place to another by means of a local, public transportation system.

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."

11.0 GLOSSARY

Trees, Street: Trees strategically planted--usually in parkway strips, medians, or along streets--to enhance the visual quality of a street.

Trip: A one-way journey that proceeds from an origin to a destination via a single mode of transportation; the smallest unit of movement considered in transportation studies. Each trip has one "production end," (or origin--often from home, but not always), and one "attraction end," (destination). (See "Traffic Model.")

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 for 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.

Truck Route: A path of circulation required for all vehicles exceeding set weight or axle limits, a truck route follows major arterials through commercial or industrial areas and avoids sensitive areas.

Turbidity: A thick, hazy condition of air or water due to the presence of suspended particulates or other pollutants.

Uniform Building Code (UBC): A national, standard building code that sets forth minimum standards for construction, published by the International Conference of Building Officials (ICBO).

Uniform Housing Code (UHC): State housing regulations governing the condition of habitable structures with regard to health and safety standards, and which provide for the conservation and rehabilitation of housing in accordance with the Uniform Building Code (UBC).

Urban Design: The attempt to give form, in terms of both beauty and function to selected urban areas or to whole cities. Urban design is concerned with the location, mass, and design of various urban components and combines elements of urban planning, architecture, and landscape architecture.

Urban Land Use: Residential, commercial, or industrial land use in areas where urban services are available.

Urban Services: Utilities (such as water, gas, electricity, and sewer) and public services (such as police, fire, schools, parks, and recreation) provided to an urbanized or urbanizing area.

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 in accordance with the zoning ordinance and General Plan land use designations.

Utility Corridors: Rights-of-way or easements for utility lines on either publicly or privately owned property. (See "Right-of-way." or "Easement.")

Vacant: Lands or buildings that are not actively used for any purpose.

Volume-to-Capacity Ratio: A measure of the operating capacity of a roadway or intersection, in terms of the number of vehicles passing through, divided by 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.

Warehousing Use: A use engaged in storage, wholesale, and distribution of manufactured products, supplies, and equipment, excluding bulk storage of materials that are inflammable or explosive or that present hazards or conditions commonly recognized as offensive.

Wastewater: Liquid and water-carried industrial wastes and sewage from residential dwellings, commercial buildings, industrial and manufacturing facilities, and institutions, whether treated or untreated.

Water-efficient Landscaping: Landscaping designed to minimize water use and maximize energy efficiency.

Wetlands: Transitional areas between terrestrial and aquatic systems where the water table is usually at or near the surface, or the land is covered by shallow water. Under a "unified" methodology now used by all federal agencies, wetlands are defined as "those areas meeting certain criteria for hydrology, vegetation, and soils."

Wildlife: Animals or plants existing in their natural habitat.

Will: That which is expected or may be expected. Expresses intent or purpose. (See "Shall" and "Should.")

Williamson Act: Known formally as the California Land Conservation Act of 1965, it was designed as an incentive to retain prime agricultural land and open space in agricultural use, thereby slowing its conversion to urban and suburban development. The program entails a ten-year contract between the City or County and an owner of land whereby the land is taxed on the basis of its agricultural use rather than its market value. The land becomes subject to certain enforceable restrictions, and certain

conditions need to be met prior to approval of an agreement.

Woodlands: Lands covered with woods or trees.

Zone, Traffic: In a mathematical traffic model the area to be studied is divided into zones, with each zone treated as producing and attracting trips. The production of trips by a zone is based on the number

of trips to or from work or shopping, or other trips produced per dwelling unit.

Zoning: The division of a city or county 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 General Plan.