

APPENDIX A

GLOSSARY

The following is a glossary of abbreviations, acronyms, and terms used throughout the San Benito County 2035 General Plan.

Abbreviations and Acronyms

AB	California Assembly Bill
ABAG	Association of Bay Area Governments
ALUC	Airport Land Use Commission
AMBAG	Association of Monterey Bay Area Governments
CARB	California Air Resources Board
CDFW	California Department of Fish and Wildlife
CEQA	California Environmental Quality Act
CWA	Clean Water Act
dB	Decibel
DU	Dwelling Unit
EIR	Environmental Impact Report
FAR	Floor Area Ratio
FEMA	Federal Emergency Management Agency
GHG	Greenhouse Gas
LAFCO	Local Agency Formation Commission
LOS	Level of Service
SB	California Senate Bill
SBCOG	San Benito Council of Governments
SOI	Sphere of Influence
TAZ	Traffic Analysis Zone
USACE	United States Army Corps of Engineers
USFWS	United States Fish and Wildlife Services
WWTP	Wastewater Treatment Plant



A

Abate. To reduce in degree or intensity.

Accept. To give admittance or approval to.

Achieve. To carry out successfully or accomplish.

Acknowledge. To recognize the rights, authority, or status of.

Acquire. To come into possession or control of.

Acoustics. The science of sound.

Acres, Gross. The total area of a site including portions that cannot be developed (e.g., right-of-way, open space).

Acres, Net Developable. The total area of a site excluding portions that cannot be developed (e.g., right-of-way, open space). Sometimes referred to as the “buildable” area of the project.

Adapt. To make fit (as for a new use) often by modification.

Adaptive Reuse. A method by which a building is adapted to a different use from its original use, while its general physical form is retained.

Adopt. To accept formally and put into effect.

Affordable Housing. Housing which costs no more than 30 percent of gross household income. Housing costs include rent or mortgage payments, utilities, taxes, insurance, homeowner association fees, and other related costs.

Airport Land Use Commission. Responsible for developing and maintaining comprehensive land use plans to protect public health and safety, ensure compatible land uses in the areas around each airport, and ensure consistency between local land use plans and comprehensive land use plans for airport areas.

Allocate. To apportion for a specific purpose or to particular persons or things.

Allow. To make a possibility or admit.

Amend. To alter especially in phraseology; especially: to alter formally by modification, deletion, or addition.

Annex. To incorporate a land area into an existing district or municipality, with a resulting change in the boundaries of the annexing jurisdiction.



Anticipate. To give advance thought, discussion, or treatment to.

Approve. To accept as satisfactory.

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.

Arterial. A roadway designed to favor mobility over local access. While some access to adjacent properties may be provided, arterials are designed and controlled to allow through movement at relatively high travel speeds.

Assess. To determine the importance, size, or value of.

Attract. To pull to or draw toward oneself or itself.

B

Best Management Practices (BMP). A policy, rule, or regulation that results in greater efficiency or benefits than from standard practices.

Build. To form by ordering and uniting materials by gradual means into a composite whole.

Building Codes. State regulation enforced by the most recently updated codes in Title 15 of the Municipal Code, Title 24 of the California Building Code, California Mechanical, Plumbing, Electrical, Fire, and California Energy Code.

C

Centralized Commercial Downtown Development. A compact assembly of major commercial hubs located within city centers and downtown areas in order to serve surrounding neighborhoods and residents.

Centralized Commercial Node Development. A strategically-located concentration of development (e.g., commercial, office, industrial, residential and/or a combination thereof) at, or within a reasonable distance from, the existing and future intersections of highways, state routes and major collectors or arterials, intended to prevent the typical linear or “strip” development in order to maintain or improve community character and to create easy access and high visibility for commercial businesses.

Centralized Industrial Node Development. A strategically-located concentration of industrial development at, or within a reasonable distance from, the existing and future intersections of highways, state routes and major collectors or arterials

City. An incorporated municipality with local administrative and regulatory authority, usually governed by a mayor and council. When spelled with a capital "C," refers to a government agency or administration body. When spelled with a lower case “c,” refers to the geographical area or a generic city.



City Fringe Area. A densely settled transitional area just beyond the corporate limits of a city where the urban population has spilled over into the unincorporated areas outside the city limits.

Class I (Bike Path). A bicycle path intended for the exclusive use of bicycles or shared with pedestrians and physically separated by distance or a barrier from the roadway. Class I paths provide the safest opportunities for bicycle travel.

Class II (Bike Lane). A bicycle lane that shares the right-of-way with the roadway defined by the creation of a separate lane with pavement markings.

Class III (Bike Route). A bicycle route that shares the right-of-way with the roadway, but is not separated by markings or barriers. Instead, Class III bike routes are designated by signage along the roadway. Class III facilities are typically provided along low-volume streets to minimize the potential for conflicts between bicyclists and motorists.

Clean Fleet Vehicles. Low to zero emission vehicles that offer better fuel efficiency and reduced impact on smog and climate change, including gasoline/electric hybrid vehicles, electric vehicles, alternative fuel vehicles, and fuel cell vehicles.

Clear Zones. An area of 100 feet of defensible space around buildings created by clearing flammable material around homes in order to keep direct flames and heat away from the side of the building.

Climate Change. The change in the statistical distribution of weather over periods of time that range from decades to millions of years. It can be a change in the average weather or a change in the distribution of weather events around an average (for example, greater or fewer extreme weather events). Climate change may be limited to a specific region, or may occur across the whole Earth. In recent usage, especially in the context of environmental policy, climate change refers to changes in the modern climate and may be qualified as anthropogenic climate change, more generally known as "global warming" or "anthropogenic global warming."

Clustered Residential Development. A concept for unincorporated pockets of urban concentrations that clusters the total allowable dwelling units on a tract of land into higher densities on a smaller portion of the tract, leaving the remaining land as open space. For example, in a five-acre minimum lot zoned area, 10 units would be constructed on 50 acres; however, 10 units could also be 'clustered' on 20 acres (allowing minimum two-acre lots), leaving the remaining 30 acres as common open space. This development method will locate units within the best buildable area, reduce development costs, diversify density types, and provide individuals with the opportunity to live in unincorporated areas and yet have their residence within a village atmosphere.

Collaborate. To work jointly with other agencies or organizations on planning, land use, and environmental topics. This can include meeting and discussing options, but is less formal than coordinate.

Collector. A roadway that provides a balance between mobility and access. These roadways serve to "collect" traffic from the local streets and deliver it to the arterial network at a moderate rate of speed.



Community Plan. A policy plan that focuses on a particular region or community of the County within the overall general plan area. They refine policies of the general plan as they apply to a smaller geographic area. All principles, goals, objectives, policies, and plan proposals set forth in a community plan must be consistent with the overall general plan.

Complete streets. Streets that include facilities and designs that enable safe access for all users (i.e., pedestrians, bicyclists, motorists, and transit riders) of all ages and abilities with characteristics such as balanced design of a diverse and continuous streetscape; safe and accessible pedestrian and biking facilities; aesthetically designed street lights; consistent landscaping of medians and sidewalks; and a comprehensive, integrated, and connected street network.

Condominium. A building or group of buildings in which units are owned individually, but the structure, common areas, and facilities are jointly owned by all owners on a proportional, undivided basis.

Conduct. To direct or take part in the operation or management of.

Conservation Easement. A tool for acquiring open space, wetlands, or natural landscapes with a less than full-fee purchase, whereby a public agency buys only certain specific rights from the land owner in order to protect environmentally sensitive and valuable lands from any activity that would significantly alter their ecological integrity, balance, or character except in cases of overriding public interest. 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.)

Consider. To think of especially with regard to taking some action.

Consistent. Free from variation or contradiction. State law requires consistency between a general plan and implementation measures such as the County Code and infrastructure projects.

Construct. To make or form by combining or arranging parts or elements.

Consult. To refer to.

Continue. To maintain without interruption a condition, course, or action.

Control. To exercise restraining or directing influence over: regulate.

Cooperate. To act or work together in compliance with another agency, organization, or group.

Coordinate. To solicit, consider, and respond to comments from other agencies, organizations, or groups in order to bring common actions, movements, or conditions. Coordinate is used in the context of the general plan to direct an organized approach to addressing inter-jurisdictional issues that are not solely under the purview of the San Benito County. This does not imply that the County is superior or subordinate to other agencies, organizations, or groups. Rather, it indicates that the County will confer with other agencies, organizations, or groups to find mutually-agreeable solutions. (*Note: "to coordinate" or "coordination" does not have the same meaning as found in the appellate court decision of California Native Plant Society v. City of Rancho Cordova (2009) 2009 Cal. App. Lexis 430.*)



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 of a county (e.g., the county road system).

Create. To produce or bring about by a course of action or behavior.

Cultural Resource. A broad definition for a variety of resources, including archaeological sites, isolated artifacts, Native American cultural properties, and historic buildings, structures, landscapes, sites, and features.

D

Decibel. Fundamental unit of sound that is defined as ten times the logarithm of the ratio of the sound pressure squared over the reference pressure squared.

Density. A ratio of the number of dwelling units compared to the acreage of a given site.

Design. To create, fashion, execute, or construct according to plan.

Detention Pond. A water system that delays the downstream progress of storm water runoff in a controlled manner. This is typically accomplished using temporary storage areas and a metered outlet device, as opposed to retention ponds, which retain all storm water and rely on evaporation and/or percolation for its removal.

Develop. As applied to general plan policies, is a directing term for the drafting or preparation of rules, guidelines, policies, or illustrations.

Development. A human-made change to property, such as buildings or other structures, mining, dredging, filling, grading, paving, excavation, or drilling operations.

Designate. To indicate and set apart for a specific purpose, office, or duty.

Direct. To carry out the organizing, energizing, and supervising of.

Discharge. Flow of surface water in a stream or canal or the outflow of ground water from a flowing artesian well, ditch, or spring. Can also apply to discharge of liquid effluent from a facility.

Discourage. A less rigid directive to be honored in the absence of compelling or contravening considerations. Discourage communicates a clear commitment against a particular topic, but permits flexibility if circumstances so dictate.

Distribute. To divide among several or many.

District. A portion of the county within which certain uses of land and buildings are permitted or prohibited and within which certain yards and other open spaces are required and certain height limits are established for buildings, all as set forth and specified in the Zoning Code.



District, Combining. Any district in which the general district regulations are combined with those special districts defined in the Zoning Code for the purpose of adding additional special regulations.

Diversify. To make diverse: give variety to.

Drainage. The control and removal of excess rainfall runoff or groundwater by the use of surface or subsurface features or drains.

Dwelling Unit. A room or group of rooms (including sleeping, eating, cooking, and sanitation facilities), which constitutes an independent housekeeping unit, occupied or intended for occupancy by one household on a long term basis.

Dwelling, Multi-family. A building containing two or more dwelling units for the use of individual households; an apartment or condominium building is an example of this dwelling unit type.

Dwelling, Single-family Attached. A one-family dwelling attached to one or more other one-family dwellings by a common vertical wall. Row houses and town homes are examples of this dwelling unit type.

Dwelling, Single-family Detached. A dwelling, not attached to any other dwelling, which is designed for and occupied by not more than one family and surrounded by open space or yards.

E

Economic Diversification. The process in which a growing range of economic outputs are produced. It can also refer to the diversification of markets or income sources. Economic diversification encompasses tools to increase economic resilience and reduce reliance on vulnerable economic sectors.

Element. A division or chapter of the General Plan.

Emergency Preparedness. Organized practice for protecting a jurisdiction from extraordinary emergency situations associated with natural disasters, technological incidents, and nuclear defense operations for areas within the jurisdictional boundaries. Emergency preparedness includes identification of: operational concepts related to various emergency situations, components of local emergency management organization, and possible sources of outside support from other jurisdictions and the private sector.

Encourage. A less rigid directive to be honored in the absence of compelling or contravening considerations. Encourage communicates a clear commitment in favor of a particular topic, but permits flexibility if circumstances so dictate.

Endangered species. A species of animal or plant whose prospects for survival and reproduction are in immediate jeopardy from one or more causes.

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



Ensure. A directive policy term referring to the monitoring of another agencies, organizations, or groups activity, or monitoring the compliance of a regulation or policy.

Environmental Impact Report. A detailed statement prepared under CEQA describing and analyzing the significant environmental effects of a project and discussing ways to mitigate or avoid the effects.

Establish. To bring into existence.

Evaluate. To determine the significance, worth, or condition by careful appraisal and study.

Expand. To increase the extent, number, volume, or scope of.

F

Facilitate. To make easier or help bring about.

Family. (a) Two or more persons related by birth, marriage, or adoption (United States Bureau of the Census). (b) An individual or a group of persons living together who constitute a bona fide single-family housekeeping unit 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 (State of California).

Feasible. Capable of being accomplished in a successful manner within a reasonable period of time taking into account economic, environmental, social and technological factors.

Federal Emergency Management Agency. A Federal agency established to respond to major emergencies. FEMA seeks to reduce the loss of life and protect property against all types of hazards through a comprehensive, risk-based emergency management program. In March 2003, FEMA became part of the Department of Homeland Security.

Flood. A temporary rise in flow or stage of any watercourse or storm water conveyance system that results in water runoff exceeding its normal flow boundaries and inundating adjacent, normally dry areas.

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 one percent, chance of occurring in any given year.

Flood Control. The specific regulations and practices that reduce or prevent damage caused by either storm water runoff or dam failure.

Flood Hazard Management. A comprehensive way to address flood control issues that incorporates a variety of engineering, environmental protection, and planning measures. It includes flood plain management, flood control maintenance activities, stormwater management, shoreline management, protection of frequently flooded areas under Growth Management, watershed management, other flood hazard mitigation activities, and preparation for flood disasters where mitigation activities cannot prevent flooding.



Flood Hazard Zones. An area subject to potential 100 year floods, 500 year floods, storm surge flooding, and/or storm-induced erosion, as delineated by either a special hazard area or an area of moderate hazard on an official flood insurance rate map issued by the Federal Emergency Management Agency. The identification of flood hazard zones does not imply that areas outside the flood hazard zones, or uses permitted within flood hazard zones, will be free from flooding or flood damage.

Floodplain. The relatively level land area outside of river, stream, or creek channel that is regularly subject to flooding. That part of the floodplain 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.

Floodwater diversion. A method of flood control using dams, channels, and/or drains to redirect floodwater away from structures, homes, and property.

Floor Area Ratio. 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 square feet of land area, a floor area ratio of 1.0 will allow a maximum of 10,000 gross square feet of building floor area to be built. On the same site, an FAR of 1.5 would allow 15,000 square feet of floor area; an FAR of 2.0 would allow 20,000 square feet; and an FAR of 0.5 would allow only 5,000 square feet.

Focus. To concentrate attention or effort.

Frequency. The measure of the rapidity of alterations of a periodic acoustic signal, expressed in cycles per second or Hertz.

G

General Plan. A compendium of goals, objectives, policies, and implementation programs regarding its long-term development, in the form of maps and accompanying text. The General Plan is a legal document required of each local agency by the State of California Government Code Section 65301 et seq. and adopted by either a City Council or a Board of Supervisors.

Give. To grant or bestow.

Global Warming Solutions Act of 2006 (Assembly Bill 32). A California law, adopted in 2006, that focuses on reducing statewide greenhouse gas emissions. AB 32 requires the California Air Resources Board, the State agency charged with regulating statewide air quality, to adopt rules and regulations that would achieve GHG emissions equivalent to statewide levels in 1990 by 2020.

Goal. A general, overall, and ultimate purpose to which an endeavor is directed.

Green Building. Any building that is sited, designed, constructed, operated, and maintained for the health and well-being of the occupants, while minimizing impact on the environment.



Greenhouse Gases. Gases in an atmosphere that absorb and emit radiation within the thermal infrared range. The primary greenhouse gases in the Earth's atmosphere are water vapor, carbon dioxide, methane, nitrous oxide, and ozone.

Groundwater. Water beneath the surface of the earth, often confined to aquifers capable of supplying wells and springs.

Groundwater Recharge. The natural process of infiltration and percolation of rainwater from land areas, lakes, or streams through permeable soils into water-holding rocks that provide underground storage.

H

Hazardous Material. Any item or agent (biological, chemical, physical) which has the potential to cause harm to humans, animals, or the environment, either by itself or through interaction with other factors. Hazardous materials include, but are not limited to, hazardous substances, hazardous waste, and any material which a handler or the administering agency has a reasonable basis for believing that it would be injurious to the health and safety of persons or harmful to the environment if released into the workplace or the environment.

Heritage Tourism. Tourism oriented toward experiencing places, artifacts, and activities that authentically represent the stories and people of the past and present.

High/Very High Fire Hazard. A measure of the physical conditions that can lead to fire damage, characterized by high to very high fire behavior and burn probabilities. These areas typically have several or nearby forest areas, high vegetation density, and steep slopes with mixed topography in conjunction with common fire occurrence as influenced by seasonal extreme weather conditions of strong winds and dry fuel moistures and extreme hazard fuels types.

Historic Preservation. The preservation of historically-significant structures and neighborhoods 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.

I

Identify. To establish the identity of.

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. Government Code §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. Impact/development fees may be used to pay for preparing and updating general and specific plans.



Implement. Carry out or accomplish. To give practical effect to and ensure of actual fulfillment by concrete measures.

Implementation. An action, procedure, program, or technique that carries out general plan policy.

Improve. To advance or make progress in what is desirable.

Include. To take in or comprise as a part of a whole or group.

Increase. To make greater.

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; electricity, gas, or other utility systems; and roads.

Integrate. To form, coordinate, or blend into a functioning or unified whole.

Investigate. To observe or study by close examination and systematic inquiry.

Issue. To put forth or distribute usually officially.

J

Jobs/Housing Ratio. The availability of housing near employment areas. A 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 indicates a net in-commute; less than 1.0 indicates a net out-commute.

Joint-Use Facilities. A public facility that serves multiple purposes (e.g., a drainage detention basin that is an attractive recreational amenity) or provides shared services (e.g., a library shared by a high school and a college).

K

There are no terms to be included.

L

Land Evaluation and Site Assessment Model (LESA). A point-based approach for rating the relative importance of agricultural land resources and the potential significance of a given project, based on measures of soil resource quality, project size, water resource availability, and surrounding agricultural and protected resource lands. The California LESA Model was developed to provide lead agencies with an optional methodology to ensure that potentially significant effects on the environment of agricultural land conversions are quantitatively and consistently considered in the environmental review process.



Land Trust. A nonprofit organization that, as all or part of its mission, actively works to conserve land by undertaking or assisting in land or conservation easement acquisition, or by its stewardship of such land or easements.

Landfill. A disposal facility for solid wastes using a system of trash and garbage disposal in which the waste is buried between layers of earth to build up low-lying land.

Ldn. The average day/night sound level. Similar to CNEL but with no evening weighting.

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 descriptors used in current standards, such as the 24-hour CNEL used by the State of California.

Level of Service. 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.

Level of Service (Traffic). A standard scale used by government agencies to measure the amount of traffic that a roadway or intersection can accommodate, based on such factors as maneuverability, driver dissatisfaction, and delay. The level of service (LOS) may be different, depending if the circulation segment is a freeway, highway, collector, or arterial, etc.; but can be generally described as follows:

LOS A: Free Flow – Vehicles almost completely unimpeded in their ability to maneuver within the traffic stream.

LOS B: Reasonable Free Flow – The ability to maneuver within the traffic stream is slightly restricted.

LOS C: Stable Flow – Freedom to maneuver within the traffic stream is noticeably restricted.

LOS D: Approaching Unstable Flow – Freedom to maneuver within the traffic stream is more noticeably limited.

LOS E: Unstable Flow – Operations at capacity; no usable gaps in traffic stream.

LOS F: Forced or Breakdown Flow – Volumes exceed capacity; queues form behind breakdown point.

Limit. To curtail or reduce in quantity or extent.

Liquefaction. A process whereby soil is temporarily transformed to a fluid form during intense and prolonged ground shaking or because of a sudden shock or strain.

Local Agency Formation Commission. 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 LAFCo is empowered to approve, disapprove, or conditionally approve such pro-



posals. LAFCo members generally include two county supervisors, two city council members, and one member representing the general public. Some also include two representatives of special districts.

Local Street. A street whose primary function is to provide direct access to adjacent properties and to connect to the collector network. Local streets can serve residential, commercial, or institutional uses.

Loudness. A subjective term for the sensation of the magnitude of sound.

Low Impact Development. An approach to land development (or re-development) that works with nature to manage stormwater as close to its source as possible. LID employs principles such as preserving and recreating natural landscape features, minimizing effective imperviousness to create functional and appealing site drainage that treat stormwater as a resource rather than a waste product. There are many practices that have been used to adhere to these principles such as bioretention facilities, rain gardens, vegetated rooftops, rain barrels, and permeable pavements.

M

Maintain. To keep in an existing state (as of repair, efficiency, or validity). To preserve from failure or decline.

Manage. To handle or direct with a degree of skill.

Maximize. To make the most of.

Mineral Resources. Land on which known deposits of commercially viable mineral or aggregate deposits exist. This designation is applied to sites determined by the California Geological Survey 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. To reduce or keep to a minimum.

Mitigate. To ameliorate, alleviate, or avoid.

Mixed-Use Development. 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.

Monitor. To watch, keep track of, or check for a special purpose.

Multi-Modal Transportation System. A network of integrated and interconnected corridors, highways, and streets that can be conveniently accessed by multiple modes of transportation, for example automobile, transit, bicycle, or walking.



N

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.”

Non-potable. Water that does not meet drinking quality standards.

Notify. To give notice of or report the occurrence of.

O

Operate. To perform a function: exert power or influence.

Ordinance. A law or regulation adopted by a governmental authority, usually a city or county.

Organic. Food or other agricultural products produced through methods that integrate cultural, biological, and mechanical practices that foster cycling of resources, promote ecological balance, and conserve biodiversity without the use of antibiotics, synthetic fertilizers and pesticides, sewage sludge, irradiation, growth stimulants, or genetic engineering.

Overcrowding. Households or occupied housing units with 1.01 or more persons per room.

P

Participate. To have a part or share in something.

PM₁₀ (Particulate Matter) Emissions. A solid or liquid particle 10 micrometers or less found in the air. PM₁₀ is of particular concern because the particles are small enough to be inhaled into the deepest parts of the lungs. It is a major component of air pollution. Major sources of PM₁₀ include: motor vehicles; wood burning stoves and fireplaces; dust from construction, landfills, and agriculture; wildfires and waste burning; and industrial sources.

Particulate Matter Pollutants. A mixture of solid particles and liquid droplets found in the air originating from many different man-made or natural sources, including fuel combustion from motor vehicles, power generation, industrial facilities, residential fireplaces, and wood stoves. Fine particles are most closely associated with such health effects as increased hospital admissions and emergency room visits for heart and lung disease, increased respiratory symptoms and disease, decreased lung function, and even premature death.

Partner. To join or associate with another agency, organization, or group.

Pedestrian Path. A path that is physically separated by distance or barrier from the roadway. Most pedestrian paths will be built in conjunction with a Class I Bike Path.

Paratransit. Paratransit is an alternative mode of flexible passenger transportation that does not follow fixed routes or schedules. Under the Americans with Disabilities Act, public transit operators are required to provide complementary paratransit along most public transit services which receive funding from the Federal Transit Administration for those unable to ride fixed-route transit due to disabling conditions.



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

Peak Hour. The time period during which the greatest demand occurs on the transportation system in the morning and early afternoon, also known as “rush hour.”

Permit. To consent to expressly or formally.

Place. To put in or as if in a particular place or position.

Plan. To devise or project the realization or achievement of.

Policy. A specific statement of principle or action that guides the management of public affairs. Policies are adopted by a legislative body (such as a city council or county board of supervisors) in order to meet specified goals and objectives before undertaking an action program.

Prepare. To work out the details of something in advance.

Preserve. To keep alive, intact, or free from decay.

Prevent. To keep from happening or existing.

Productive Agriculture/Productive Farmland. Farmland that has received water supplies in three of the prior 10 years and is classified as Prime Farmland, Farmland of Statewide Importance, or Unique Farmland on the Statewide Important Farmland map.

Prohibit. A directive to not allow a particular use, activity, or action.

Promote. To contribute to the growth or prosperity of.

Protect. To maintain the status or integrity of.

Provide. To supply or make available.

Purchase. To obtain by paying money or its equivalent: buy.

Pursue. To find or employ measures to obtain or accomplish.

Q

There are no terms to be included.

R

Rare Species. A species, though not presently threatened with extinction, found in such small numbers throughout its range that it may become threatened or endangered if its environment worsens.



Recognize. To acknowledge or take notice of in some definite way.

Recommend. To endorse as fit, worthy, or competent.

Reclaimed Water. Wastewater that becomes suitable for a specific beneficial use as a result of treatment, also known as recycled water.

Recycle. To process used materials (e.g., paper, glass, or cans) in order to prevent waste and regain material for human use.

Reduce. To diminish in size, amount, extent, or number.

Regulate. To govern or direct according to rule.

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

Renewable Energy. Energy that is produced by effectively using naturally-replenished resources such as sunlight, wind, rain, tides and geothermal heat.

Replace. To restore to a former place or position.

Report. To give an account of.

Require. An unequivocal directive that communicates a mandatory requirement.

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

Restrict. To confine within bounds.

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

Review. To go over or examine critically or deliberately.

Ridgeline. A line connecting the highest points along a ridge and separating drainage basins above a 15% slope.

Right-of-way. A linear strip of land occupied or intended to be occupied for transportation (streets, bike lanes, sidewalks, on-street parking, transit lanes, railroad tracks) or public facilities (utility lines).

Runoff. Drainage water or flood discharge that leaves an area as surface flow or as pipeline flow.

S

Scenic Corridors. A broad geographical band of highways, roads, drives, or streets that, 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.



Seismic. Terrestrial movement that is caused by or subject to earthquakes or earth vibrations.

Seniors. Persons age 65 and older.

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.

Shared-Space Street. A street that does not separate space for motor vehicles, pedestrians, and other road uses and does not give motor vehicles priority over other uses. The goal of a shared-space street is to improve road safety by encouraging negotiation of share areas at appropriate speeds with due consideration of other uses.

Sidewalk. A dedicated paved pedestrian walkway located adjacent to streets and roadways.

Site. To place on a site or in position.

Solid Waste. A waste type that includes predominantly household waste (domestic waste) with sometimes the addition of commercial wastes collected by a municipality within a given area.

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 of the county.

Sponsor. To be or stand sponsor for.

Storm Drainage System. A system for collecting surface runoff of stormwater and removing it to appropriate outlets. The system may include inlets, catch basins, storm sewer pipes, channels, detention basins, and pump stations.

Stormwater. Precipitation from rain or snow that accumulates in a natural or man-made watercourse or conveyance system.

Streamline. To make simpler or more efficient.

Strengthen. To make stronger.

Strip Commercial Development. A linear pattern of commercial land use in which retail businesses are afforded direct access to a major thoroughfare; generally associated with auto-dependence and intensive use of signs to attract passersby.

Strive. To devote serious effort or energy.



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 §1350 of the California Civil Code and a community apartment project as defined in §11004 of the Business and Professions Code.

Subdivision Map Act. Section 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.

Submit. To present or propose to another for review, consideration, or decision.

Subsidence. The sinking of land, usually occurring over broad areas, which typically results from extraction of groundwater, gas, oil, and geothermal energy, or hydro-compaction, peat oxidation, earthquake, and fault rupture.

Support. A commitment to agree with, maintain, uphold, or advocate the actions, activities, or programs of another agency or organization.

Sustainability. Practice that maintains or enhances equity, economic opportunity, and community well-being while protecting and restoring the natural environment upon which people and economies depend. Sustainable practices meet the needs of the present without compromising the ability of future generations to meet their own needs.

T

Target. To set a defined goal.

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.

Transportation Demand Management. Various strategies to reduce the level of single occupant vehicle use by changing travel behavior (i.e., how, when, and where people travel) in order to increase the efficiency of the transportation system and achieve specific planning objectives.

U

Underutilized Site/Parcel. A developed parcel that is not reaching its full economic potential as currently developed.

Unincorporated Area/Communities. Land located outside the city limits.

United States Army Corps of Engineers. A Federal agency of civilian and military engineers, scientists, and other specialists working in engineering and environmental matters to provide quality, responsive engineering services to the United States including planning, designing, building, and operating water resources and other civil works projects (e.g., navigation, flood control, environmental protection, disaster response); designing and managing the construction of military facilities for the Army and Air Force; and providing design and construction management support for other Defense and Federal agencies (i.e., interagency and international services).



United States Fish and Wildlife Service. A Federal bureau within the Department of the Interior whose mission is to conserve, protect, and enhance fish, wildlife, and plants and their habitats for the continuing benefit of the American people.

Update. To bring up to date.

Urban Sprawl. Haphazard growth or outward extension of a city resulting from uncontrolled or poorly managed development.

Use. To put into action or service.

Utilities. Infrastructure such as water, sewer, stormwater drainage, solid waste, electricity, gas, and telecommunications systems.

V

Vacant. Lands or buildings that are not actively used.

W

Waste Diversion. Prevention and reduction of generated waste, reducing the burden on landfills, through source reduction, recycling, reuse, or composting.

Waste-to-Energy Technology. Technology that creates energy in the form of electricity or heat from the incineration of waste source. One well-known example is the use of municipal landfill gas (methane) as a source of energy for generating electricity.

Wastewater. Water that has previously been used and/or adversely affected in quality, including sewage materials produced by residents, wastewater from industrial processes, and stormwater runoff captured during rain storms.

Waste Water Treatment Plant. A municipal or public service district which provides treatment of collected waste water.

Watershed. A regional land area, defined by topography, soil, and drainage characteristics, within which raw waters collect and replenish supplies.

Wetland. Lands where saturation with water is the dominant factor determining the nature of soil development and the types of plant and animal communities living in the soil and on its surface.

Wildlife Corridors. Areas of interconnected habitat that facilitate essential wildlife movement including: a) a landscape-level, regional connections between large areas of core habitat, and b) more localized movement paths for species that typically follow naturally occurring paths. Corridors may consist of a variety of upland and riparian habitat types which provide resources for year-round foraging, nesting, and dispersal. Such corridors allow an exchange of individual wildlife populations and facilitate reestablishment of wildlife populations in isolated areas.



Williamson Act. Known formally as the California Land Conservation Act of 1965, it was a program 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.

Work. To bring to pass.

X

There are no terms to be included.

Y

There are no terms to be included.

Z

Zoning. The division of a city or county by legislative regulations into areas, or zones, that specify allowable uses for real property and size restrictions for buildings within these areas; a program that implements policies of the general plan.

Zoning Ordinance. The regulatory ordinance that contains all applicable use and size restrictions by zones, used to implement the General Plan.