

## 11. INLAND GENERAL PLAN GLOSSARY

### **AB 32**

The California Global Warming Solutions Act of 2006 (AB 32) aims to reduce greenhouse gas emissions to 1990 levels by 2020 (a reduction of approximately 30 percent), followed by an 80-percent reduction below 1990 levels by 2050. A range of greenhouse gas reduction actions have been scoped, including direct regulations, alternative compliance mechanisms, monetary and non-monetary incentives, voluntary actions, market-based mechanisms such as a cap-and-trade system, and an AB 32 program implementation regulation to fund the program.

**Accessory Dwelling Unit:** See “Second Unit.”

### **Accessory Unit**

A structure that is physically detached from, secondary and incidental to, and commonly associated with a primary structure on the same site.

### **Acoustical Engineer**

An engineer specializing in the measurement and physical properties of sound. In environmental review, the acoustical engineer calculating noise impacts of proposed projects and designs measures to reduce those impacts.

### **Acre-Foot**

The volume of water that would cover one acre to a depth of one foot. An acre-foot is equal to 326,000 gallons, about the amount of water used each year in and around the home by an average California family.

### **ADT**

Average daily traffic, a two-directional 24-hour traffic volume.

### **Affordable Housing**

Dwelling units for which the housing payment is not more than 30 percent of household gross income for a specified income group.

### **Alluvium**

A general term for clay, silt, sand, gravel, or similar unconsolidated detrital material deposited during comparatively recent geologic time by a stream or other body of running water as a sorted or semi-sorted sediment in the bed of the stream or on its flood plain or delta, or as a cone or fan at the base of a mountain slope.

### **Alquist-Priolo Earthquake Fault Zones**

A seismic hazard zone designated by the State of California within which specialized geologic investigations must be prepared prior to approval of certain new development.

### **Army Corps of Engineers**

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

### **Arterials**

Arterials provide circulation between major activity centers and residential areas, and also provide access to freeways. They are further subdivided into two categories, major and minor arterials, as described in GP Section 5.30.

### **Best Management Practices (BMPs)**

Activities, practices, and procedures to prevent or reduce the discharge of pollutants directly or indirectly to the municipal storm drain system and waters of the United States. Best Management Practices include:

treatment facilities to remove pollutants from stormwater; operating and maintenance procedures; facility management practices to control runoff, spillage or leaks of non-stormwater, waste disposal, and drainage from materials storage; erosion and sediment control practices; and the prohibition of specific activities, practices, and procedures and such other provisions as the City determines appropriate for the control of pollutants.

### **Big Box Retail**

Refers to large formula retail establishments that are generally located on an arterial or collector roadway, require a site of 1 acre or larger and generally contain one or several businesses or structures totalling 30,000 or more square feet. They may operate as stand along facilities, but also in a new type of shopping center called a “poer center” or “value canter” having such common characteristics as large rectangular buildings, a reliance on auto-borne traffic with limited public transit service. (Refer to Formula Business)

### **Bike Lane**

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

### **Bike Path**

A paved route not on a street or roadway, expressly reserved for bicycles. Bike paths may parallel roads but typically are separated from them by landscaping (Class I Bikeway).

### **Bike Route**

A facility shared with motorists and identified only by signs. A bike route may or may not have pavement markings or lane stripes (Class III Bikeway).

### **Bioswale**

A stormwater management landscape element designed to remove silt and pollution from surface runoff water. A bioswale consists of a swaled drainage course with gently sloped sides (less than six percent) and filled with vegetation, compost, and/or riprap. The water's flow path, along with the wide and shallow ditch, is designed to maximize the time water spends in the swale, which aids the trapping of pollutants and silt. Depending upon the geometry of land available, a bioswale may have a meandering or almost straight channel alignment. Biological factors also contribute to the breakdown of certain pollutants. A common application is around parking lots, where substantial automotive pollution is collected by the paving and then flushed by rain. The bioswale, or other type of biofilter, wraps around the parking lot and treats the runoff before releasing it to the watershed or storm sewer.

### **BMR**

Below Market Rate. BMR housing is subsidized to make it available to households that cannot afford current market price.

### **Buildout**

That level of urban development characterized by full occupancy of all developable sites in accordance with the General Plan; the maximum level of development envisioned by the General Plan. Buildout does not assume that each parcel is developed to include all floor area or housing units possible under zoning regulations.

### **Caltrans**

California Department of Transportation.

### **Capital Improvement Program (CIP)**

The multi-year scheduling of public physical improvements based on studies of fiscal resources available and the choice of specific improvements to be constructed.

### **CDBG**

Federal Community Development Block Grant.

**CDFFP**

California Division of Forestry and Fire Protection.

**CEQA**

California Environmental Quality Act.

**Chicanes**

A traffic calming measure that slows traffic by visually narrowing the roadway and causing vehicles to laterally shift from side to side.

**City**

The City of Fort Bragg.

**CMP**

Congestion Management Program, mandated by State Law.

**CNDDDB**

California Natural Diversity Data Base, Department of Fish and Game.

**Collectors**

Collectors have the important function of collecting traffic from residential and commercial areas and channeling it to arterials. They are typically fronted by residences, commercial, or public activities. Collectors are usually two-lane streets, and maximum acceptable volumes are dictated by resident concerns about intrusion rather than traffic.

**Commercial Strip**

A retail and service commercial area extending along an arterial street.

**Community Noise Equivalent Level (CNEL)**

A 24-hour energy equivalent level derived from a variety of single-noise events, with weighting factors of 5 and 10 dB applied to the evening (7:00 to 10:00 p.m.) and nighttime (10:00 p.m. to 7:00 a.m.) periods, respectively, to allow for the greater sensitivity to noise during those hours. An alternative measure is day-night average sound level (Ldn). The A-weighted average sound level for a given area (measured in decibels) during a 24-hour period with a 10dB weighting applied to nighttime sound levels. The Ldn is approximately numerically equal to the CNEL for most environmental settings.

**Complete Streets**

Complete streets (sometimes liveable streets) are roadways designed and operated to enable safe, attractive, and comfortable access and travel for all users, including pedestrians, bicyclists, motorists, and public transport users of all ages and abilities. The specific design elements of a complete street vary from place to place but may include:

- Pedestrian infrastructure such as sidewalks; crosswalks, including median crossing islands and raised crosswalks; accessible pedestrian signals, including audible cues for people with low vision and pushbuttons reachable by wheelchair users; and sidewalk bulb-outs.
- Traffic calming measures to lower driving speeds and define the edges of car travel ways, including road diets, center medians, shorter curb corner radii, elimination of free-flow right-turn lanes, staggered parking, street trees, planter strips and ground cover.
- Bicycle accommodations, such as dedicated bicycle lanes or wide shoulders.
- Mass transit accommodations, such as bus pull-outs or special bus lanes.

**Construction Pollution Prevention Plan**

A construction-phase erosion, sedimentation, and polluted runoff control plan that specifies temporary Best Management Practices (BMPs) that will be implemented to minimize erosion and sedimentation during construction, and prevent contamination of runoff by construction chemicals and materials. This plan is required for all development that requires a grading permit.

**Conservation**

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

**Conveyance**

The process of water moving from one place to another.

**Critical Facility**

Facilities having a vital role in a potential emergency, the failure of which might prove catastrophic.

**Culvert**

A drain, ditch or conduit not incorporated in a closed system that carries drainage water under a driveway, roadway, railroad, pedestrian walk or public way. Culverts are often built to channelize streams and as part of flood control systems.

**Curb Bulb-Outs**

See Curb "Extension."

**Curb Cut**

The opening along the curb line at which point vehicles or other wheeled forms of transportation may enter or leave the roadway. Curb cuts are essential at street corners for handicap use.

**Curb Extension**

A location where the sidewalk edge is extended from the prevailing curb line into the roadway at sidewalk grade, effectively increasing pedestrian space. Also referred to as a bulb-out.

**Curb Ramp**

A location where the curb is depressed to the level of the roadway to provide a flush transition from the sidewalk to the roadway to enable accessible street crossing or movement.

**Cumulatively or cumulative effect**

The incremental effects of an individual project shall be reviewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.

**Decibel (dB)**

A unit used to express the relative intensity of a sound as it is heard by the human ear. The decibel measuring scale is logarithmic. Zero (0 dB) on the scale is the lowest sound level that a normal ear can detect under very quiet ("laboratory") conditions and is referred to as the "threshold" of human hearing. On the logarithmic scale, 10 decibels are 10 times more intense, 20 decibels are 100 times more intense, and 30 decibels are 1,000 times more intense than 1 decibel. See also Decibel "A-Weighted."

**Decibel "A-Weighted" (dBA)**

The scale for measuring sound in decibels that weights or reduces the effects of low and high frequencies in order to simulate human hearing. See also Decibel.

**DEIR**

Draft Environmental Impact Report.

**Density, Base**

The allowable residential density range for a General Plan land use classification, excluding any density bonus.

**Density Bonus**

An increase in allowable density above base density granted in exchange for providing affordable or senior housing.

**Density, Gross**

The number of housing units on a site divided by the total developable area of the site exclusive of drainages, power transmission easements or other public or semipublic uses, measured to the centerline of abutting streets having a right-of-way of 100 feet or less. Streets having a right-of-way exceeding 100 feet are assumed to be 100 feet wide for the purpose of density calculation. Streets, whether public or private, within a site to be developed are included within gross acreage.

**Density, Net**

The number of dwelling units per acre of developable residential land in a site, exclusive of public and private streets, drainage, power-transmission-line easements, or other public and semipublic uses.

**Density, Transfer**

The transfer of density calculated as suitable if applied to all developable portions of a site is transferred to allow development of the same number of housing units on a portion of the site with remaining site area restricted as permanent open space.

**Design Review**

The process whereby projects are reviewed for compliance with established design guidelines.

**Development Fees**

Direct charges or dedications collected on a one-time basis for a service provided or as a condition of approval being granted by the local government. The purpose of the fee or exaction must directly relate to the need created by the development. In addition, its amount must be proportional to the cost of the service or improvement. Fee can be broken down into two major classes: 1) service charges such as permit fees covering the cost of processing development plans, connection or standby fees for installing utilities or application fees for reviewing and considering development proposals; and 2) "impact" fees levied on new development to cover the cost of infrastructure or facilities necessitated by development

**DFG**

State of California, Department of Fish and Game.

**DHS**

State of California, Department of Health Services.

**DMG**

State of California, Division of Mines and Geology.

**Dwelling Unit (du)**

A building or portion of a building containing one or more rooms, designed for or used by one family for living or sleeping purposes, and having a separate bathroom and only one kitchen or kitchenette. See Housing Unit.

**Effluent**

A liquid discharged as waste, such as the outflow from a sewage treatment facility or storm sewer.

**EIR (Environmental Impact Report)**

A report on the effect of a proposed development proposal or other major action which would significantly affect the environment. The report consists of an inventory of existing environmental conditions, projected impacts of development, and mitigation for significant adverse impacts, as required by CEQA. A General Plan EIR is necessarily more general than a site-specific EIR.

**Endangered Species, California**

A native species or sub-species of a bird, mammal, fish, amphibian, reptile, or plant, which is in serious danger of becoming extinct throughout all or a significant portion of its range, due to one or more factors, including loss in habitat, change in habitat, over-exploitation, predation, competition, or disease. The status

is determined by the State Department of Fish and Game together with the State Fish and Game Commission.

**Endangered Species, Federal**

A species which is in danger of extinction throughout all or a significant portion of its range, other than the species of the Class Insect as determined to constitute a pest whose protection under the provisions of the 1973 Endangered Species Act, as amended, would present an overwhelming and overriding risk to humans. The status is determined by the U.S. Fish and Wildlife Service and the Department of the Interior.

**EPA**

Environmental Protection Agency.

**Erosion**

The process by which soil and rock are detached and moved by running water, wind, ice, and gravity.

**FAR**

Floor Area Ratio. The ratio between gross floor area of structures on a site and gross site area. Thus, a two-story building covering 50 percent of its site would have a FAR of 1.0.

**Fault**

A surface or zone of rock fracture along which there has been displacement, from a few centimeters to a few kilometers in scale.

**Federal Flood Insurance**

Affordable flood insurance offered by the federal government to property owners whose communities participate in the National Flood Insurance Program. Redlands is a participant.

**Feasible**

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

**FEIR**

Final Environmental Impact Report.

**FEMA**

Federal Emergency Management Agency.

**500-year flood**

A flood which has a 0.2 percent chance of occurrence in any given year.

**Floor Area, Gross**

The total horizontal area in square feet of all floors within the exterior walls of a building, but not including the area of unroofed inner courts or shaft enclosures.

**Formula Business**

Formula Business is a business which is required by contractual or other arrangement to maintain standardized services, décor, uniforms, architecture, signs or other similar features. This shall include, but not be limited to retail sales and service, and visitor accommodations.

**Freeways**

Freeways are high speed, high capacity limited access facilities serving intercity and regional travel.

**Gateway**

The primary entrances to the City at the Highway 1 and Highway 20 intersection and north of Pudding Creek on Highway 1.

**Graywater**

Wastewater generated from domestic activities such as laundry, dishwashing, and bathing, which can be recycled on-site for uses such as landscape irrigation. Graywater does not include waters from sinks or toilets (these are known as black water).

**Green Building Project**

A project that is certifiably green by either the United States Green Building Council (LEED program) and/or Build it Green.

**General Plan**

A comprehensive, long-term plan mandated by State Planning Law for the physical development of a city or county and any land outside its boundaries which, in its judgment, bears relation to its planning. The plan shall consist of seven required elements: land use, circulation, open space, conservation, housing, safety, and noise. The plan must include a statement of development policies and a diagram or diagrams illustrating the policies.. Fort Bragg has an Inland General Plan which regulates development in the non-coastal zone areas of the City and a Coastal General Plan which regulates development in the Coastal Zone.

**Habitat**

The natural environment of a plant or animal.

**Hardscape**

Rigid portions of the urban landscape, including the surfaces of streets and sidewalks, structures, and underground utilities.

**Hazardous Waste**

Waste which requires special handling to avoid illness or injury to persons or damage to property. Includes, but is not limited to, inorganic mineral acids of sulfur, fluorine, chlorine, nitrogen, chromium, phosphorous, selenium and arsenic and their common salts; lead, nickel, and mercury and their inorganic salts or metallo-organic derivatives; coal, tar acids such as phenol and cresols and their salts; and all radioactive materials.

**Historic Property**

A historic property is a structure or site that has significant historic, architectural, or cultural value.

**Household**

Person or persons living in one dwelling unit.

**Housing Payment**

For ownership housing, this is defined as the mortgage payment, property taxes, insurance and utilities. For rental housing this is defined as rent and utilities.

**Housing Unit, Multifamily**

A dwelling unit in a structure designed and/or used to house three or more families living independently of each other.

**Housing Unit, Single Family Detached**

A dwelling unit that is structurally independent from any other residential unit.

**Housing Unit, Single Family Attached**

A dwelling unit that is separated from one or more adjoining dwelling units by a structural wall extending from ground level to the roof and having a separate heating system. This housing type includes duplexes, triplexes, townhouses, and condominiums. (This definition is adapted from the U.S. Census.)

**Impervious Surface**

Any material which reduces or prevents absorption of water into land.

**Inclusionary Unit or Inclusionary Dwelling Unit**

Equivalent of Affordable Unit

**Income, Above-Moderate**

A household whose income exceeds 120 percent of the county median.

**Income, Low**

A household whose income does not exceed 80 percent of the county median.

**Income, Median**

The county-wide median income for a four-person household, as defined by the United States Department of Housing and Urban Development and the California Department of Housing and Community Development.

**Income, Moderate**

A household whose income is between 81 and 120 percent of the median family income for the county.

**Income, Very-Low**

A household whose income does not exceed 50 percent of the median family income for the county.

**Infill**

The development of new housing or other buildings on scattered vacant lots in a built-up area or on new building parcels created by permitted lot splits.

**Infiltration**

The downward entry of water into the surface of the soil.

**Infiltration Basin/Recharge Basin**

An infiltration basin is used to manage stormwater runoff, prevent flooding and downstream erosion, and improve water quality in an adjacent river, stream, lake, or bay. It usually takes the form of a shallow artificial pond designed to infiltrate stormwater through permeable soils into the groundwater aquifer.

**Inland Area / Inland Plan Area**

The inland area is that portion of the City of Fort Bragg which is within City limits and excludes the area of the City that is located in the Coastal Zone.

**Inversion**

Temperature inversions limit the amount of vertical mixing of air and thus trap pollutants in the lower atmosphere where people breathe. Inversions are characterized by a layer of warmer air above a layer of cooler air, a reversal of the normal decline in temperature with increasing altitude.

**Jobs-Housing Balance**

A ratio used to describe the adequacy of the housing supply within a defined area to meet the needs of persons working within the same area.

**Landmark**

Defined as a building, site, or area with exceptional character or exceptional historic or aesthetic interest or value as part of the development, heritage, or cultural characteristics of the City, State, or Nation.

**Landslide**

The downslope movement of soil and rock.

**Leadership in Energy and Environmental Design (LEED)**

A suite of rating systems for the design, construction, and operation of high-performance green buildings, homes and neighbourhoods. Developed by the U.S. Green Building Council (USGBC), LEED is intended to



provide building owners and operators with a concise framework for identifying and implementing practical and measurable green building design, construction, operations, and maintenance solutions.

**Liquefaction**

A sudden large decrease in the shearing resistance of a cohesionless soil, caused by a collapse of the structure by shock or strain, and associated with a sudden but temporary increase of the pore fluid pressure.

**Live/Work Unit**

An integrated housing unit and working space, occupied and used by a single household in a structure, either single-family or multi-family, that has been designed or structurally modified to accommodate joint residential occupancy and work activity and that includes complete kitchen space and sanitary facilities in compliance with the Building Code, along with working space reserved for and regularly used by one or more occupants of the unit.

**Low Impact Development (LID)**

Small-scale integrated management practices designed to maintain a development site's natural hydrology by minimizing impervious surfaces and infiltrating stormwater close to its source.

**Local Streets**

Local streets have the sole function of providing access to adjoining land uses. All streets not depicted on the circulation plan are local streets.

**LOS**

Traffic Level of Service calculated on the basis of a volume-to-capacity ratio of an intersection.

**Median-income Household**

A household with an income of between 80 percent and 100 percent of median income.

**Mixed-Use Development**

The use of a building, set of buildings, or neighbourhood for more than one purpose. Mixed-use development provides a range of commercial and residential unit sizes and options. "Mixed use" means some combination of residential, commercial, industrial, office, institutional, or other land uses on a single parcel or in a single development proposal. Typically residential development is located above or behind commercial development in mixed-use projects. A mixed-use development project should include pedestrian and design connectivity amongst the uses within the development.

**Mitigation**

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

**Moderate-income household**

A household with an income of between 100 percent and 120 percent of median income.

**(MS4) Municipal Separate Storm Sewer System**

A conveyance or system of conveyances (including roads with drainage systems, municipal streets, catch basins, curbs, gutters, ditches, man-made channels, or storm drains) owned, operated, maintained, or controlled by the City and used for the purpose of collecting, storing, transporting, or disposing of stormwater.

**Net Acre**

(See also Density, Net.) As used to calculate Floor Area Ratio (FAR), the area of a lot exclusive of land used or to be used for public or private streets or other rights-of-way, and land restricted to open space use by means other than transfer of FAR.

**Nitrogen Dioxide (NO<sub>2</sub>)**

A reddish brown gas that is a byproduct of the combustion process and is a key to the ozone production process.

**Noise Contour(s)**

Isolines (a line on a map or chart along which there is a constant value) representing noise, measured in decibels. See also Community Noise Equivalent Level.

**Non-point Source Pollution**

A pollutant source introduced from dispersed points and lacking a single, identifiable origin. Examples include automobile emissions or urban run-off.

**Non-Stormwater Discharge**

All discharges to and from a MS4 that do not originate from precipitation events (i.e., all discharges from a MS4 other than stormwater). Non-stormwater includes illicit discharges, non-prohibited discharges, and NPDES permitted discharges.

**NPDES**

National Pollutant Discharge Elimination System Storm Water Discharge Permits. General, group, and individual stormwater discharge permits that regulate facilities defined in Federal NPDES regulations in compliance with the Clean Water Act. The California Regional Water Quality Control Board, North Coast Region (hereinafter, Regional Board) and the State Water Resources Control Board have adopted general Storm Water Discharge Permits, including but not limited to the permits for Small MS4s, General Construction Activity, and General Industrial Activity.

**100-year Flood**

That flood event which has a 1-percent chance of occurrence in any one year.

**Open Space**

Any parcel or area of land or water devoted or committed to an open-space use as defined in the General Plan.

**Ozone**

An oxidant, O<sub>3</sub>, that makes up the largest single portion of smog.

**Passive Solar**

Strategies such as daylighting, south-facing building orientation, and/or fenestration design to harvest sun for heat and lighting requirements.

**Parcel**

A lot or tract of land.

**Particulate Matter**

Minute, separate airborne solid or liquid particles including smoke, dust, aerosols, metallic oxides, and pollen.

**PCB**

Polychlorinated biphenyl, a highly toxic, petroleum-based compound used in the past as an insulating and lubricating product.

**Peak Hour Traffic**

The number of vehicles passing over a designated section of a street during the busiest one-hour period during a 24-hour period.

**Pedestrian-Oriented Development**

Development that incorporates comfortable pedestrian access to commercial and residential areas. Compact development, mixed use, and traffic calming features contribute to pedestrian orientation. New residential and commercial developments incorporate pedestrian circulation into site layouts by providing sidewalks and walkways, human-scale landscaping, lighting, and other features that promote a sense of safety and encourage people to make use of pedestrian amenities. Automobile parking is typically provided at the rear of buildings.

**Permeability/Impermeability**

The quality of a soil or material that enables water or air to move through it and thereby determines its suitability for infiltration-based stormwater strategies.

**Permeable Paving**

A range of materials and techniques (gravel, pavers, reinforced sod, permeable concrete, etc) for paving roads, cycle-paths, parking lots, and sidewalks that allow the movement of stormwater and air through the paving material.

**Point Source**

A source of pollutants which may be traced to a point of emissions.

**Policy**

A specific mandatory statement binding the City's action and establishing the standard of review to determine whether land use and development decisions, zoning changes or other City actions are consistent with the General Plan.

**Pollutant**

Anything which causes or contributes to pollution. Pollutants may include: paints, varnishes, and solvents; oil and other automotive fluids; non-hazardous liquid and solid wastes and yard wastes; refuse, rubbish, garbage, litter, or other discarded or abandoned objects, articles, and accumulations, so that same may cause or contribute to pollution; floatables; pesticides, herbicides, and fertilizers; hazardous substances and wastes; sewage, fecal coliform and pathogens; dissolved and particulate metals; animal wastes; wastes and residues that result from constructing a building or structure (including but not limited to sediments, slurries, and concrete rinsates); and noxious or offensive matter of any kind.

**Pollution**

The human-made or human-induced alteration of the quality of waters by waste to a degree which unreasonably affects, or has the potential to unreasonably affect, either the waters for beneficial uses or the facilities which serve these beneficial uses (California Water Code § 13050).

**Population Holding Capacity**

The population that would result if all vacant land designated for residential use within the City were built at the average density for the designated General Plan density category.

**Post-Construction BMPs**

A subset of Best Management Practices including structural and non-structural controls which detain, retain, filter, or educate to prevent the release of pollutants to surface waters during the final functional life of developments.

**Pre-Development Runoff Discharge Rates**

Runoff conditions that exist onsite immediately before the planned development activities occur. This definition is not intended to be interpreted as that period before any human-induced land activities occurred. This definition pertains to redevelopment as well as initial development.

**Rain Garden**

A depressed area planted with vegetation where runoff from impervious surfaces is collected and infiltrated into the groundwater supply or returned to the atmosphere through evaporation and evapotranspiration.

**Reclaimed Wastewater**

Treated sewage or excess irrigation water with chlorine or other chemical disinfectants added.

**Response Time**

The amount of time for an emergency services response, measured from the time of the distress call until arrival on the scene.

**Retention Area**

A pond, pool, lagoon, or detention basin used for the storage of water runoff.

**Right-of-Way**

A strip of land acquired by reservation, dedication, forced dedication, prescription or condemnation, and intended to be occupied or actually occupied by a road, crosswalk, railroad, electric transmission lines, oil or gas pipeline, water line, sanitary storm sewer or other similar use.

**Riparian Corridor**

A general term for lands running parallel to and along a creek or stream, which lands constitute the ecosystem and potentially environmentally sensitive habitat for animal and plant life of said creek or stream.

**Riparian Habitat**

Land and plants bordering a water course.

**Runoff Mitigation Plan**

A post-construction drainage and polluted runoff control plan, which shall be required for approval of any new development. This plan shall specify long-term Site Design, Source Control, and, if necessary, Treatment Control BMPs that will be implemented to minimize polluted runoff after construction, and shall include the monitoring and maintenance plans for these BMPs.

**RWQCB**

Regional Water Quality Control Board.

**Second Unit**

A second permanent dwelling that is accessory to a primary dwelling on the same site. A second unit provides complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking, sanitation, and parking. If attached to the primary dwelling, the second unit is provided exterior access separate from the primary dwelling.

**Seiche**

Oscillation of the surface of an enclosed body of water owing to earthquake shaking.

**Sensitive Receptors**

Members of the population who are most sensitive to air quality include children, the elderly, the acutely ill, and the chronically ill. The term "sensitive receptors" can also refer to the land use categories where these people live or spend a significant amount of time. Such areas include residences, schools, playgrounds, child care centers, hospitals, retirement homes, and convalescent homes.

**Shared Parking Space**

Parking spaces shared by more than one user so that parking facilities are used more efficiently. Shared parking takes advantage of the fact that most parking spaces are only used part-time by different groups of users, and that the parking facility has a significant portion of unused spaces, along with predictable use patterns.

**Siltation**

The process of silt deposition. Silt is a loose sedimentary material composed of finely divided particles of soil or rock, often carried in cloudy suspension in water.

**Site Coverage**

The percentage of total site area occupied by structures, sidewalks, paved driveways, and other impervious surfaces.

**Site Design BMP**

Any project design feature that reduces the creation or severity of potential pollutant sources, or reduces the alteration of the project site's natural flow regime.

**Solid Waste**

Unwanted or discarded material, including garbage, with insufficient liquid content to be free flowing.

**Source Control BMP**

Any schedules of activities, prohibitions of practices, maintenance procedures, managerial practices, or operational practices that aim to prevent stormwater pollution by reducing the potential for contamination at the source of pollution.

**Specific Plan**

A detailed plan that includes the text and maps or diagrams generally specifying the following for a portion of the area covered by the General Plan:

1. Land use;
2. Distribution, location, and extent and intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy, and +other essential facilities;
3. Standards and criteria by which development will proceed; and
4. A program of implementation measures including regulations, programs, public-works projects, and financing measures. A specific plan must be consistent with the General Plan.

**SSZ**

Special Studies Zones, as defined under the Alquist-Priolo Special Studies Zone Act, 1973.

**Storm Drain System**

Publicly-owned facilities operated by the City by which stormwater is collected and/or conveyed, including any roads with drainage systems, municipal streets, gutters, curbs, inlets, piped storm drains, pumping facilities, retention and detention basins, natural and human-made or altered drainage channels, reservoirs, and other drainage structures which are within the City and are not part of a publicly owned treatment works as defined at 40 CFR Section 122.2.

**Storm Event**

A rainfall event that produces more than 0.1 inch of precipitation and that is separated from the previous storm event by at least 72 hours of dry weather.

**Stormwater**

Any surface water flow, runoff, or drainage which originates from precipitation (i.e., rainfall or snowmelt).

**Street Furniture**

A collective term for objects and pieces of equipment installed on streets and roads for various purposes, including traffic barriers, benches, bollards, post boxes, newspaper racks, phone boxes, streetlamps, traffic lights, traffic signs, bus stops, grit bins, taxi stands, public lavatories, memorials, and waste receptacles. An important consideration in the design of street furniture is how it affects road safety and pedestrian access.

**Subdivision**

The division of a lot, tract, or parcel of land into two or more lots, tracts, parcels, or other divisions of land for sale, development, or lease.

**Subsidence**

The gradual sinking of land as a result of natural or man-made causes.

**Substrate; Substratum**

The material of which something is made and from which it derives its special qualities.

**TDM**

Travel demand management.

**Threatened Species, California**

A native species or sub-species of a bird, mammal, fish, amphibian, reptile, or plant that, although not currently threatened with extinction, is likely to become an endangered species in the foreseeable future in the absence of special protection and management efforts required by Chapter 1.5 of the State Department of Fish and Game Code.

**Threatened Species, Federal**

A species which is likely to become an endangered species within the foreseeable future throughout all or a significant portion of its range.

**Traffic Calming**

The practice of designing streets to encourage drivers to proceed slowly through neighbourhoods. Traffic calming devices include visual or actual roadway narrowing, horizontal or vertical shifts in the roadway, and other features.

**Transit**

Public transportation provided by van, bus, or rail vehicle.

**Trip**

A one-way journey that proceeds from one origin to one destination. Each trip has two trip ends.

**Trip-Generation Rate**

The number of vehicle trips per acre, per 1,000 square feet of floor area, per housing unit or other unit of measure during a stated period. Measured trip-generation rates are used to project the impact of development on the traffic circulation system and as a basis for regulating the intensity of development.

**USDA**

United States Department of Agriculture.

**USFS**

United States Fish and Wildlife Service.

**USGS**

United States Geological Survey.

**USGS Quadrangles**

A U.S. Geological Survey-produced map showing natural and cultural features for an area extending across 15 minutes of longitude and 7.5 minutes of latitude.

**Viewshed**

Land, water, or any other element that is visible to the human eye from a fixed vantage point.

**Volume to Capacity (V/C) 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.

**Waste Stream**

All solid, semisolid and liquid wastes including garbage, refuse, paper, rubbish, ashes, industrial wastes, demolition and construction wastes, abandoned vehicles and parts thereof, discarded home and industrial appliances, manure, vegetable or animal solid and semisolid wastes.

**Water Quality Management Plan**

A plan to control post-construction stormwater runoff and pollution, certified by a California Registered Civil Engineer, which shall be required for all Developments of Special Water Quality Concern. The WQMP supplements the Runoff Mitigation Plan required for all development. The WQMP shall include hydrologic calculations that estimate increases in pollutant loads and runoff flows resulting from the proposed development, and specify the BMPs that will be implemented to minimize post-construction water quality impacts.

**Waterway**

A natural waterway can support its own environment of vegetation, fowl, fish, and reptiles, and appears natural.

**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 Federal agencies, wetlands are defined as "those areas meeting certain criteria for hydrology, vegetation, and soils."

**Zoning District**

A specifically delineated area on a zoning map within which regulations and requirements uniformly govern the use, placement, spacing, and size of buildings, open spaces, and other facilities.

**Zoning Ordinance**

establishes regulations governing the use, placement, spacing, and size of buildings, open spaces, and other facilities.

# Acronyms

BMPs	Best Management Practices
CalEPA	California Environmental Protection Agency
Caltrans	California Department of Transportation
CCR	California Code of Regulations
CDFG	California Department of Fish and Game
CEQA	California Environmental Quality Act of 1970
CFR	Code of Federal Regulations
EIR	Environmental Impact Report
HSC	Health and Safety Code
LCP	Local Coastal Program
LOS	Level of service
RCRA	Resource Conservation and Recovery Act
ROW	Right-of-way
RSP	Rock slope protection
RTP	Regional Transportation Plan
RWQCB	Regional Water Quality Control Board
SHPO	State Historic Preservation Officer
SMP	Soil Management Plan
SWMP	Stormwater Management Program
SWPPP	Stormwater Pollution Prevention Plan
SWRCB	State Water Resources Control Board
TMP	Transportation Management Plan
UBC	Uniform Building Code
USACE	United States Army Corps of Engineers
USEPA	United States Environmental Protection Agency
USFWS	United States Fish and Wildlife Service
USGS	United States Geological Survey
USGBC	United States Green Building Council
UWMP	Urban Water Management Plan
VTM	Vesting Tentative Map
WSA	Water Supply Assessment