

# LAND USE PLAN GLOSSARY

## **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.

## **Aggrieved Person**

Any person who, in person or through a representative, appeared at a public hearing of the City of Fort Bragg or the California Coastal Commission in connection with the decision or action on a Coastal Development Permit application, or who, by other appropriate means prior to a hearing, informed the City of Fort Bragg or the California Coastal Commission of the nature of his/her concerns or who for good cause was unable to do either. "Aggrieved person" includes the applicant for a Coastal Development Permit.

## **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.

## **Appealable Development**

After certification of the Fort Bragg Local Coastal Program, an action taken by the City of Fort Bragg on a coastal development permit application may be appealed to the Coastal Commission for only the following types of developments:

- (1) Developments approved by the City between the sea and the first public road paralleling the sea or within 300 feet of the inland extent any beach or of the mean high tide line of the sea where there is no beach, whichever is the greater distance.
- (2) Developments approved by the City not included within paragraph (1) that are located on tidelands, submerged lands, public trust lands, within 100 feet of any wetland, estuary, or stream, within 300 feet of the top of the seaward face of any coastal bluff.
- (3) Any development which constitutes a major public works project or a major energy facility. The phrase "major public works" or a "major energy facility" as used in Public Resources Code Section 30603(a)(5) and in these regulations shall mean: any proposed public works project or energy facility, as defined by Section 13012 of the Coastal Commission Regulations and the Coastal Act.

## **Aquaculture**

Section 30100.2 of the Coastal Act states that: (1) aquaculture means a form of agriculture as defined in Section 17 of the Fish and Game Code; (2) aquaculture products are agricultural products; aquaculture facilities and land uses shall be treated as agricultural facilities and land uses in all planning and permit-issuing decisions governed by this Division.

**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.

**Beach, inland extent**

The inland extent of the beach shall be determined as follows:

- (1) from a distinct linear feature (e.g., a seawall, road, or bluff, etc.);
- (2) from the inland edge of the further inland beach berm as determined from historical surveys, aerial photographs, and other records or geological evidence; or
- (3) where a beach berm does not exist, from the further point separating the dynamic portion of the beach from the inland area as distinguished by vegetation, debris or other geological or historical evidence.

**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).

**Bluff, Coastal**

A bluff overlooking a beach or shoreline or that is subject to marine erosion. Many coastal bluffs consist of a gently sloping upper bluff and a steeper lower bluff or sea cliff. The term “coastal bluff” refers to the entire slope between a marine terrace or upland area and the sea. The term “sea cliff” refers to the lower, near vertical portion of a coastal bluff. For purposes of establishing jurisdictional and permit boundaries coastal bluffs include, (1) those bluffs, the toe of which is now or was historically (generally within the last 200 years) subject to marine erosion; and (2) those bluffs, the toe of which is not now or was not historically subject to marine erosion, but the toe of which lies within an area otherwise identified as an Appealable Area.

**Bluff Edge**

The upper termination of a bluff, cliff, or seacliff: In cases where the top edge of the cliff bluff is rounded away from the face of the cliff bluff as a result of erosional processes related to the presence of the steep cliff bluff face, the bluff line or edge shall be defined as that point nearest the cliff bluff beyond which the downward gradient of the surface increases more or less continuously until it reaches the general gradient of the cliff bluff. In a case where there is a steplike feature at the top of the cliff bluff face, the landward edge of the topmost riser shall be taken to be the cliff bluff edge. Bluff edges typically retreat landward due to coastal erosion, landslides, development of gullies, or by grading (cut). In areas where the bluff top or bluff face has been cut or notched by grading, the bluff edge shall be the landwardmost position of either the current of historic bluff edge. In areas where fill has been placed near or over the historic bluff edge, the original natural bluff edge, even if buried beneath fill, shall be taken to be the bluff edge.

**Blufftop access**

Provides access and coastal viewing along blufftops that run parallel to the shoreline, and in some cases provide the only opportunity for public access along the shoreline above a rocky intertidal zone with no sandy beach.

**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.

**California Coastal Act or Coastal Act**

The California Coastal Act of 1976, Division 20 of the Public Resources Code, as amended.

**California Coastal Trail (CCT)**

A continuous public right-of-way along the California coastline; a trail designed to foster appreciation and stewardship of the scenic and natural resources of the coast through hiking and other complementary modes of non-motorized transportation.

**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**

Community Development Block Grant.

**CDFFP**

California Division of Forestry and Fire Protection.

**CEQA**

California Environmental Quality Act.

**City**

The City of Fort Bragg.

**CMP**

Congestion Management Program, mandated by State Law.

**CNDDB**

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

**Coastal-related Development**

Any use that is dependent on a coastal-dependent development or use.

**Coastal Resources**

Include, but are not limited to, public access opportunities, visitor and recreational facilities, water-oriented activities, marine resources, biological resources, environmentally sensitive habitat areas, agricultural lands, and archaeological or paleontological resources.

**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.

**Conservation**

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

**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.

**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.

**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.

**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.

**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**

On land, in or under water, the placement or erection of any solid material or structure; discharge or disposal of any dredged material or of any gaseous, liquid, solid, or thermal waste; grading, removing, dredging, mining, or extraction of any materials; change in the density or intensity of use of land, including, but not limited to, subdivision pursuant to the subdivision map act (commencing with Government Code Section 66410), and any other division of land except where the land division is brought about in connection with the purchase of such land by a public agency for public recreational use; change in the intensity of use of water, or of access thereto; construction, reconstruction, demolition, or alteration of the size of any structure, including any facility of any private, public, or municipal utility; and the removal or harvesting of major vegetation other than for agricultural purposes, kelp harvesting, and timber operations in accordance with a timber harvesting plan submitted pursuant to the provisions of the Z'berg-Nejedly Forest Practice Act of 1973 (commencing with Public Resources Code Section 4511).

**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

**Developments of Special Water Quality Concern**

Certain categories of development that have the potential for greater adverse coastal water quality impacts, due to the development size, type of land use, or proximity to coastal waters. These developments shall be subject to additional requirements to protect coastal water quality.

**DFG**

State of California, Department of Fish and Game.

**DHS**

State of California, Department of Health Services.

**Directly Connected Impervious Area**

The area covered by a building, impermeable pavement, and/or other impervious surfaces, which drains directly into the storm drain without first flowing across permeable land area (e.g., lawns).

**Discharge Directly to the Ocean or a Waterbody**

Outflow from a drainage conveyance system that is composed entirely of flows from the subject development or redevelopment site, and not commingled with flows from adjacent lands.

**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.

**Effective Date of the Coastal Act**

February 1, 1973 for areas subject to the California Coastal Zone Conservation Act and is January 1, 1977 for those areas identified as the Coastal Zone and subject to the California Coastal Act of 1976.

**Effective Date of Coastal Land Use Development Code**

The date of effective certification by the Coastal Commission pursuant to Section 13544 of Title 14 of the California Code of Regulations.

**Effective Date of Coastal General Plan**

The date of effective certification by the Coastal Commission pursuant to Section 13544 of Title 14 of the California Code of Regulations.

**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.

**Environmentally Sensitive Habitat Area (ESHA)**

Any area in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in the ecosystem and which could be easily disturbed or degraded by human activities and developments.

**Environmentally Sensitive Habitat Area (ESHA) Buffer**

A transitional area adjacent to environmentally sensitive habitat that provides distance and physical barrier to human intrusion. The purpose of this buffer area is to provide for a sufficient area to protect environmentally sensitive habitats from significant degradation resulting from future development. Buffers shall be of a sufficient size to ensure the biological integrity and preservation of the ESHA they are designed to protect. The width of the buffer area shall be a minimum of 100 feet, unless an applicant can demonstrate, after consultation and agreement with the California Department of Fish and Game, and the City, that 100 feet is not necessary to protect the resources of that particular habitat area and the adjacent upland transitional habitat function of the buffer from possible significant disruption caused by the proposed development. The buffer area shall be measured from the outside edge of the environmentally sensitive habitat areas and in no event shall be less than 30 feet in width.

**EPA**

Environmental Protection Agency.

**Erosion**

The wearing away of the ground surface as a result of the movement of wind, water, or ice.

**Estuary**

A coastal water body, usually semi-enclosed by land, having open, partially obstructed, or intermittent exchange with the open ocean, and in which ocean water is at least occasionally diluted by freshwater from the land. The salinity level may be periodically increased to above that of the open ocean due to evaporation. The mean high tide line shall be defined as the statistical mean of all the high tides over the cyclical period of 18.6 years, and shall be determined by reference to the records and elevations of tidal benchmarks

established by the National Ocean Survey. In areas where observations covering a period of 18.6 years are not available, a determination may be made based on observations covering a shorter period, provided they are corrected to a mean value by comparison with observations made at some suitably located control tide station.

**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.

**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 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.

**FEIR**

Final Environmental Impact Report.

**FEMA**

Federal Emergency Management Agency.

**Fill**

Any earth or material or substance, including pilings, placed for the purposes of erecting structures thereon, placed in a submerged or upland area.

**First Public Road Paralleling the Sea**

That road nearest the sea, as defined in this Section, and which meets all of the following criteria:

1. The road is lawfully open and suitable for uninterrupted use by the public;
2. The road is maintained by a public agency;
3. The road contains an improved all-weather surface open to motor vehicle traffic in at least one direction;
4. The road is not subject to any restrictions on use by the public except during an emergency or for military purposes; and
5. The road connects with other public roads providing a continuous access system and generally parallels and follows the shoreline of the sea so as to include all portions of the sea where the physical features such as bays, lagoons, estuaries and wetlands cause the waters of the sea to extend landward of the generally continuous coastline.

**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.

**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.

**Green Building Project**

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

**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 that prevents absorption of water into land.

**Implementing actions**

The ordinances, regulations, or programs which implement either the provisions of the certified local coastal program or the policies of the Coastal Act and which are submitted pursuant to Coastal Act Section 30502.

**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.

**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.

**Land use plan**

The relevant portions of a local government's general plan, or local coastal program which are sufficiently detailed to indicate the kinds, location, and intensity of land uses, the applicable resource protection and development policies and, where necessary, a listing of implementing actions. (Coastal Act Section 30108.5)

**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.

**Lateral access**

Provides for public access and use along or parallel to the shoreline.

**Life of the Project**

Shall be 100 years.

**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.

**Local Coastal Program (LCP)**

A local government's (a) land use plans, (b) zoning ordinances, (c) zoning district maps, and (d) within sensitive coastal resource area, other implementing actions, which, when taken together, meet the requirements of, and implement the provisions and policies of, the Coastal Act.

**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.

**Low Impact Development**

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

**Low-income household**

A household with income between 50 percent and 80 percent of median income.

**Major Public Works and Major Energy Facilities**

Facilities that cost more than one hundred thousand dollars (\$100,000) with an automatic annual increase in accordance with the Engineering News Record Construction Cost Index, except for those governed by the provisions of Public Resources Code Sections 30610, 30610.5, 30611 or 30624. Notwithstanding the criteria above, "major public works" also means publicly financed recreational facilities that serve, affect, or otherwise impact regional or statewide use of the coast by increasing or decreasing public recreational opportunities or facilities.

**Median-income Household**

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

**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.

**Non-Point Source Pollution**

A pollutant source introduced from dispersed points and lacking a single, identifiable origin. Examples include automobile emissions or stormwater runoff.

**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.

**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**

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

**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.

**Parcel**

A lot or tract of land.

**Particulate Matter**

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

**Passive Recreational Use**

Those recreational activities typically associated with coastal open space that generally are non-structured and require minimal or no developed facilities or improvements to land. Such activities include, but are not limited to, walking, biking, jogging, hiking, dog walking, bird watching, tide-pooling, beach combing, informal sports activities such as Frisbee or ball throwing and kite-flying, nature viewing, and picnicking. Passive recreation includes ancillary facilities necessary to support visitor access to the coastal open space, including but not limited to parking lots, interpretive signage, visitor kiosks, restrooms, etc. Passive recreation activities do not include activities such as: playgrounds, community gardens, ball-fields, skate parks, etc. [City Requested MOD]

**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.

**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.

**Priority Uses, Coastal Act**

Uses that the Chapter 3 policies of the Coastal Act protect in favor of other competing uses without such priority status. Generally, these priority land uses include uses that by their nature must be located on the coast to function, such as ports and commercial fishing facilities, or uses that encourage the public's use of the coast, such as various kinds of visitor-serving facilities and coastal recreational and public access uses, uses that protect existing coastal resources such as wetlands and other sensitive habitat, and coastal agriculture.

**Program**

An action, activity, or strategy carried out in response to adopted policy to achieve a specific goal. The City's "Programs" shall not govern the review and approval of coastal development permits.

**Public Viewing Area**

A location along existing scenic public roads and trails or within public parklands or beaches where there are scenic views of the beach and ocean, coastline, mountains, ridgelines, canyons and other unique natural features or areas.

**Public Trust Lands**

All lands subject to the Common Law Public Trust for commerce, navigation, fisheries, recreation, and other public purposes. Public trust lands include: tidelands, submerged lands, beds of navigable lakes and rivers, and historic tidelands and submerged lands that are presently filled or reclaimed, and which were subject to the Public Trust at any time.

**Reclaimed Wastewater**

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

**Recreational access**

Provides public access to coastal recreational resources through means other than those listed above, including but not limited to, parking facilities, viewing platforms, and blufftop parks.

**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.

**Sea**

The Pacific Ocean and all harbors, bays, channels, estuaries, salt marshes, sloughs, and other areas subject to constant or periodic tidal action through any connection with the Pacific Ocean, excluding non-estuarine rivers, streams, tributaries, creeks, and flood control and drainage channels.

**Sediment**

Soil, sand, and minerals washed from land into water. Sediment resulting from anthropogenic sources (i.e., human-induced land disturbance activities) is considered a pollutant.

**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.

### **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.

### **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.

### **Small secondary unit**

A small secondary residential dwelling unit is a separate, complete housekeeping unit with a separate entrance, kitchen, sleeping area, and full bathroom facility, which is an attached or detached extension to a single-family structure that has no more than one bedroom and that is no greater than 600 square feet in size. Any loft area, regardless of ceiling height, is counted when calculating maximum square feet. No more than one loft area is permitted in a small secondary unit.

### **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 tool for detailed design and implementation of a defined portion of the area covered by a General Plan. A specific plan may include all detailed regulations, conditions, programs, and/or proposed legislation which may be necessary or convenient for the systematic implementation of any General Plan element(s) or a portion thereof or for designating, in a comprehensive and detailed fashion, the City's or a developer's intentions with respect to a property's use and development. (Authorized and further defined in California Planning, Zoning, and Development Laws, Article 8., Sections 65450 through 65457.).

### **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.

### **Stormwater**

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

### **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.

**Stream**

A stream mapped by USGS on the 7.5 minute quadrangle series, or identified in a local coastal program. The bank of a stream shall be defined as the watershed and relatively permanent elevation or acclivity at the outer line of the stream channel which separates the bed from the adjacent upland, whether valley or hill, and serves to confine the water within the bed and to preserve the course of the stream. In areas where a stream has no discernable bank, the boundary shall be measured from the line closest to the stream where riparian vegetation is permanently established.

**Structural BMP**

Any structural facility designed and constructed to mitigate the adverse impacts of stormwater runoff pollution (e.g., a canopy or enclosure for an outdoor trash storage area). This category may include both Treatment Control BMPs and Source Control BMPs.

**SSZ**

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

**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.

**Tidelands**

All lands which are located between the lines of mean high tide and mean low tide.

**Trail access**

Provides public access (i.e. hiking and equestrian) along a coastal or mountain recreational path, including to and along canyons, rivers, streams, wetlands, lagoons, freshwater marshes, significant habitat and open space areas or similar resource areas, and which also may link inland trails or recreational facilities to the shoreline.

**Transit**

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

**Treatment**

The application of engineered systems that use physical, chemical, or biological processes to remove pollutants from stormwater. Such processes include, but are not limited to, filtration, gravity settling, media adsorption, biodegradation, biological uptake, chemical oxidation, and UV radiation.



**Treatment Control BMP**

Any engineered system designed to remove pollutants from stormwater by simple gravity settling of particulate pollutants, filtration, biological uptake, media adsorption, or any other physical, biological, or chemical process.

**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.

**Vertical access**

Provides public access from the first public road, trail, or public use area nearest the sea to the publicly owned shoreline, tidelands, or established lateral access perpendicular to the shore.

**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.

**Wetland**

(1)Wetland means lands which may be covered periodically or permanently with shallow water and include saltwater marshes, freshwater marshes, open or closed brackish water marshes, swamps, mudflats, and

fens. Wetlands are usually lands where the water table is at, near or above the land surface long enough to do either of the following: a) promote the formation of (hydric) soils that are saturated with water at or near the surface and are deficient of oxygen long enough during the growing season to result in soil properties that reflect dominate wetness characteristics near the soils surface (within 10"); or b) support the growth of hydrophytic plants which grow in water or in wet habitats, and include those types of wetlands where vegetation is lacking and soil is poorly developed or absent as a result of frequent and drastic fluctuations of surface water levels, wave action, water flow, turbidity or high concentrations of salts or other substances in the substrate. Such wetlands can be recognized by the presence of surface water or saturated substrate at some time during each year and their location within, or adjacent to, vegetated wetlands or deep-water habitats. The upland limit of a wetland shall be defined as:

- A. the boundary between land with predominantly hydrophytic cover and land with predominantly mesophytic or xerophytic cover;
- B. the boundary between soil that is predominantly hydric and soil that is predominantly nonhydric; or
- C. in the case of wetlands without vegetation or soils, the boundary between land that is flooded or saturated at some time during years of normal precipitation, and land that is not.

(2) The term "wetland" shall not include wetland habitat created by the presence of and associated with agricultural ponds and reservoirs where:

- A. the pond or reservoir was in fact constructed by a farmer or rancher for agricultural purposes; and
- B. there is no evidence (e.g., aerial photographs, historical survey, etc.) showing that wetland habitat pre-dated the existence of the pond or reservoir. Areas with drained hydric soils that are no longer capable of supporting hydrophytes shall not be considered wetlands.

### **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.