

12. ABBREVIATIONS AND GLOSSARY

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The following list includes acronyms and abbreviations used in this General Plan. The list of definitions that follows serves as a glossary to explain the technical terms used in this General Plan. Definitions come from several sources, including the California Office of Planning and Research, the California Institute for Local Government, and the American Planning Association's *Glossary of Zoning, Development, and Planning Terms*.

ABBREVIATIONS

AB	Assembly Bill
ADA	Americans with Disabilities Act
ADU	accessory dwelling unit
AIA	Airport Influence Area
ALUC	Airport Land Use Commission
ALUCP	Airport Land Use Compatibility Plan
AMBAG	Association of Monterey Bay Area Governments
AV	autonomous vehicle
BEU	CAL FIRE San Benito-Monterey Unit
CAL FIRE	California Department of Forestry and Fire Protection
CalEnviroScreen	California Communities Environmental Health Screening Tool
CalOES	California Governor's Office of Emergency Services
Caltrans	California Department of Transportation
CAPCOA	California Air Pollution Control Officers Association
CBA	Community Benefits Agreements
CCCE	Central Coast Community Energy
CDFW	California Department of Fish and Wildlife
CEQA	California Environmental Quality Act
CERT	Community Emergency Response Team
CFD	Community Facilities District
CIP	Capital Improvement Program

CNDDDB	California Natural Diversity Database
CUPA	Certified Unified Program Agency
CVP	Central Valley Project
dB	decibel
dba	decibel "A-Weighted"
DOT	United States Department of Transportation
du/ac	dwelling units per acre
DWR	Department of Water Resources
EAS	Emergency Alert System
EBT	Electronic Benefit Transfer
EDD	California Employment Development Department
EDIS	Emergency Digital Information System
EIR	Environmental Impact Report
EMS	Emergency Medical Service
EOC	Emergency Operations Center
EV	electric vehicle
FAR	floor-area ratio
FEMA	Federal Emergency Management Agency
FHSZ	Fire Hazard Severity Zone
FIA	Federal Insurance Administration
FIRM	Flood Insurance Rate Map
FTA	Federal Transit Administration
GHG	greenhouse gas
GIS	geographic information system
GPS	General Plan Subcommittee
HFD	Hollister Fire Department
HMA	Hollister Municipal Airport
HPD	Hollister Police Department
HRA	health risk assessment
LAFCO	Local Agency Formation Commission
Ldn	day/night average sound level
LOS	level of service
LRA	Local Responsibility Area

LSRP	Local Streets and Roads Program
MBARD	Monterey Bay Air Resources District
MGD	million gallons per day
MJHMP	Multi-Jurisdictional Hazard Mitigation Plan
MPH	miles per hour
Mw	moment magnitude
NFIP	National Flood Insurance Program
NOAA	National Oceanic and Atmospheric Administration
NPDES	National Pollutant Discharge Elimination System
ODS	Objective Design Standards
OPR	Governor’s Office of Planning and Research
PARC	Public Art Review Committee
PG&E	Pacific Gas and Electric Company
PSPS	public safety power shutoff
PV	photovoltaic
RHNA	Regional Housing Needs Allocation
RRFB	Rectangular Rapid Flashing Beacons
RV	recreational vehicle
SB	Senate Bill
SBCAC	San Benito County Arts Council
SBCIWM	San Benito County Integrated Waste Management
SBCOG	San Benito Council of Governments
SBLTA	San Benito Local Transportation Authority
SMARA	California Surface Mining and Reclamation Act
SMGB	State Mining and Geology Board
SOI	sphere of influence
SR-	State Route
SRA	State Responsibility Area
SSCWD	Sunnyslope County Water District
SVRA	State Vehicular Recreation Area
TDA	Transportation Development Act
TDM	Transportation Demand Management
TIMF	Traffic Impact Mitigation Fee

UGB	Urban Growth Boundary
USFWS	United States Fish and Wildlife Service
VMT	vehicle miles traveled
WUI	wildland-urban interface

TERMINOLOGY

Acreage. The land area that exists prior to any dedications for public use, health, and/or safety purposes.

Action. A measure, procedure, or technique that helps the City achieve a specific goal. An action is something concrete that can and will be completed. (see "Goal")

Adaptation. Making changes in response to current or future conditions (such as the increased frequency and intensity of climate-related hazards), usually to reduce harm and take advantage of new opportunities.

Adaptive Management. A flexible, iterative decision-making process that can be adjusted in the face of uncertainties as outcomes from management actions and other events become better understood.¹

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

Affordability, Housing. The relation of housing costs to household income.

Affordable Housing. An affordable for-sale housing or affordable rental housing affordable to households whose incomes do not exceed one hundred twenty percent (120%) of the area median income (moderate – or lower – income households).

Archaeological Resource. Material evidence of past human activity found below the surface of ground or water, portions of which may be visible above the surface.

Arterial. Arterial streets connect the regional roadway network with the city street network. Most intersections along arterials are signalized, often with a coordinated and interconnected signal system.

Asset. A valued feature of a community that may be harmed by climate change. Assets may include buildings, infrastructure, community services, ecosystems, and economic drivers.

Atmospheric River. Long, narrow band of tropical moisture that gets carried along mid- and upper- parts of the atmosphere. These "rivers in the sky" can transport significant amounts of water vapor from tropical regions near the equator to mid-latitude locations like northern California.

¹ U.S. Department of the Interior, 2009. *Adaptive Management, The U.S. Department of the Interior Technical Guide*, page 5.

Bicycle Class Facilities: A classification system for bicycle paths and roadways identified in the California Highway Design Manual.

Class I Bike Bath. Shared-use paths provide a completely separate right-of-way and is designated for the exclusive use of bicycles and pedestrians with vehicle and pedestrian crossflow minimized.

Class II Bike Lane. Standard bike lanes are lanes for bicyclists adjacent to the outer vehicle travel lanes. These lanes have special lane markings, pavement legends, and signage. Bike lanes can be enhanced with green paint or a buffer and are generally five feet wide.

Class III Bicycle Route. Shared lanes or bicycle routes are designated by signs or pavement markings for shared use between cyclists and motor vehicles. Bike routes serve either to provide continuity to the bicycle facilities or designate preferred routes for cyclists through high-demand corridors. These facilities can incorporate traffic-calming elements that prioritize bicycle traffic to allow for a more comfortable cycling experience.

Class IV Cycle Track. Cycle Tracks provide a right-of-way designated exclusively for bicycle travel within the roadway and which are protected from other vehicle traffic with devices, including, but not limited to, grade separation, flexible posts, inflexible physical barrier, or parked cars.

Buffer. An area established between potentially conflicting land uses, which, depending on the potential impact, may use landscaping or structural barriers such as setbacks or roads.

Building. A habitable structure. (see “Structure”)

Building Code. Standards adopted by the State governing the construction, alteration, demolition, occupancy, or other use of buildings used for human habitation. The State regulations are substantially the same as those contained in the most recent editions of the Uniform Building Code, Uniform Housing Code, Uniform Plumbing Code, Uniform Mechanical Code, and the National Electric Code. Local governments may have stricter standards under certain circumstances.

California Environmental Quality Act. Legislation and corresponding procedural components established in 1970 by the State of California to require environmental review for projects anticipated to result in adverse impacts to the environment. (see “Environmental Impact Report”)

Capital Improvement Program. A program that schedules permanent improvements, usually for a minimum of five years in the future, that fits the projected fiscal capability of the local jurisdiction. The program generally is reviewed on an annual basis for conformance to and consistency with the General Plan.

Carbon Neutral. Reducing greenhouse gas (GHG) emissions to zero, either by entirely eliminating all GHG emissions or by balancing out all remaining GHG emissions through carbon removal practices so that the "net" emissions are zero.

City. City with a capital "C" generally refers to the City government or administration. City with a lower case "c" may mean any city or may refer to the geographical area.

City Limits. The legal boundaries of the geographical area subject to the jurisdiction of the City of Hollister's government. For example, development applications for properties located within the City Limits must be reviewed by the City.

Climate Change. A change in the state of the climate that can be identified by changes in the mean and/or the variability of its properties, and that persists for an extended period, typically decades or longer. In the context of this plan, this term refers to changes brought on by human activities.

Collectors. Collectors link neighborhoods together and allow travelers to reach places outside of their neighborhoods. They have higher speeds than local streets and can handle more traffic volume. Collectors are often important segments of bikeway networks.

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

Complete Street. A transportation facility that is planned, designed, constructed, operated, and maintained to provide comfortable and convenient mobility, and improve accessibility and connectivity to essential community destinations for all users and abilities, regardless of whether they are travelling as pedestrians, bicyclists, wheelchair users, public transportation riders, or drivers. Complete streets are especially attuned to the needs of people walking, using assistive mobility devices, rolling, biking, and riding transit.

Community Benefits Agreement. A Community Benefits Agreement is a contract between a developer and community-based organizations representing residents' interests. The agreement spells out the benefits the community will receive in return for supporting the developer's project in their neighborhood.

Community Facilities District (CFD). A special district that is formed to offset the costs of providing public safety services to areas of new development through the levy of special taxes.

Conservation. The management and use of natural resources in a sustainable manner. Conservation results in land and water areas that are durably protected and managed to sustain functional ecosystems, both intact and restored, and the diversity of life they support.

Cultural Resource. A historic, archaeological, tribal, or paleontological resource or human remains. Cultural resources include tribal cultural resources, as defined in California Public Resources Code Section 21074, regardless of whether a tribe is federally recognized.

Decibel. A unit used to express the relative intensity of a sound as it is heard by the human ear. The lowest volume a normal ear can detect under laboratory conditions is 0 decibel (dB), the threshold of human hearing. Since the decibel scale is logarithmic, 10 decibels are 10 times more intense, and 20 decibels are 100 times more intense than 1 db.

dBA. The “A-weighted” scale for measuring sound in decibels, which weighs or reduces the effects of low and high frequencies to simulate human hearing. Every increase of 10 dBA doubles the perceived loudness, even though the noise is actually 10 times more intense.

Dedication. The turning over by an owner or developer of private land for public use, and the acceptance of land for such use by the governmental agency having jurisdiction over the public function for which it will be used. Dedications for roads, parks, school sites, or other public uses are often required by a city or county as conditions for approval of a development. (see “In-Lieu Fee”)

Density. The number of permanent residential dwelling units per acre of land (du/acre). Densities specified in this General Plan are expressed in dwelling units per gross acreage, excluding land area which may be devoted to public right of way including roadways.

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

Development. The physical extension and/or construction of non-farm land uses. Development activities include subdivision of land; construction or alteration of structures, roads, utilities, and other facilities; installation of septic systems; grading; deposit of refuse, debris, or fill materials; and clearing of natural vegetative cover (with the exception of agricultural activities). The construction of a single-family home on an

existing lot, and routine repair and maintenance activities, are not considered development.

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. Fees 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. (See "Impact fee")

Duplex. A free-standing house divided into two separate living units or residences, usually having separate entrances.

Dwelling Unit. The place of customary abode of a person or household, which is either considered to be real property under State law or cannot be easily moved.

Electric Vehicle. A zero-emission vehicle that uses electricity stored in a battery to power one or more electric motors and can be plugged in at home, work, fleet, or public charging stations.

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. The status is determined by the US Fish and Wildlife Service and the Department of the Interior.

Environmental Impact Report. A study required pursuant to the California Environmental Quality Act that assesses all the environmental characteristics of an area, determines what effects or impacts will result if the area is altered or disturbed by a proposed action, and identifies alternatives or other measures to avoid or reduce those impacts. (see "California Environmental Quality Act")

Equity. The state in which each individual or group is allocated or has access to the resources needed to reach an equal or fair outcome.

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

Evacuation Route. A roadway designated in the General Plan as a potential recommended route to travel when evacuating from a hazardous condition.

Evacuation-Constrained Areas. Areas that do not have at least two ingress/egress routes and are located on a single access road.

Exposure. The presence of people, infrastructure, natural systems, and economic, cultural, and social resources in areas that are subject to harm.

Farmers' Market. A mobile or non-mobile market: (1) operated by a local government agency, one or more certified producers, or a nonprofit organization; (2) certified by and operating in a location approved by the County Agricultural Commissioner; and (3) where farmers sell directly to consumers agricultural products or processed products made from agricultural products that the farmers grow themselves.

Farmland, Prime. Land that has the best combination of physical and chemical characteristics for the production of crops. It has the soil quality, growing season, and moisture supply needed to produce sustained high yields of crops when treated and managed, including water management, according to current farming methods. Prime Farmland must have been used for the production of irrigated crops within the last 3 years.

Farmland of Statewide Importance. Land other than Prime Farmland which has a good combination of physical and chemical characteristics for the production of crops. It must have been used for the production of irrigated crops within the last 3 years.

Farmland, Unique. Land which does not meet the criteria for Prime Farmland or Farmland of Statewide Importance that is currently used for the production of specific high economic value crops. It has the special combination of soil quality, location, growing season, and moisture supply needed to produce sustained high quality or high yields of a specific crop when treated and managed according to current farming methods. Examples of such crops may include oranges, olives, avocados, rice, grapes, and cut flowers.

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

Fire Hazard Severity Zone. An area of significant fire hazard based on fuels, terrain, weather, and other relevant hazards.

Flood, 100-Year. In any given year, a flood that has a 1 percent likelihood (a 1 in 100 chance) of occurring, and is recognized as a standard for acceptable risk.

Flood, 500-Year. In any given year, a flood that has a 0.2 percent likelihood (a 1 in 500 chance) of occurring.

Floodplain. The relatively level land area on either side of the banks of a stream regularly subject to flooding.

Floor Area Ratio. The size of a building in square feet (gross floor area) divided by gross land area, expressed as a decimal number. For example, a 60,000-square-foot building on a 120,000-square-foot parcel would have a floor area ratio of 0.50. The FAR is used in calculating the building intensity of nonresidential development.

Freeway. Freeways are high-speed roadways that allow residents to reach destinations outside of the city, either by car or transit. US 101 and SR 92 run through the city, while I-280 is located just west of the SOI.

Garden, Community. A shared, semi-public space where people in the surrounding neighborhood share the work and harvest of maintaining a plot of fruits, vegetables, or other plants. Community gardens provide residents with an opportunity to grow fresh produce, flowers, or other plants on land that they do not own. Community gardens can also be operated by community organizations or educational institutions to serve an educational function. Gardens operated by community organizations or educational institutions to serve an educational function, such as teaching school children about vegetables or agriculture, or assisting property owners with drought-tolerant or fire-resistant landscaping choices.

Gateway. A unique transition point in topography or land use that serves as an entrance to a region of the county.

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

Geographic Information Systems. A combination of approaches, programs, methodologies, and technologies to gather, store, manipulate, analyze, present, and interpret spatial information and data.

Goal. A description of the general desired result sought by the City. Each goal has one or more policies and/or actions associated with the goal. (see "Policy" and "Action")

Groundwater. Water that exists beneath the earth's surface, typically found between saturated soils and rock, and is used to supply wells and springs.

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

Hazard. An event or physical condition that has the potential to cause fatalities, injuries, property damage, infrastructure damage, agricultural losses, damage to the environment, interruption of business, or other types of harm or loss.

Hazard Mitigation. Sustained action taken to reduce or eliminate the long-term risk to human life and property through actions that reduce hazard, exposure, and vulnerability.

Hazardous Material, Hazardous Waste: A substance or waste that, because of its physical, chemical, or other characteristics, may pose a risk of endangering human health or safety or of degrading the environment. This does not include household hazardous waste, universal waste, or electronic waste, as they do not contain the quantity, concentration, and/or types of products significant enough to pose a substantial risk to human health and safety or to the environment.

Horizon Year. The year through which the General Plan is intended to be effective, or 2040.

Household. All persons occupying one dwelling unit.

Human Scale. Buildings, structures, streetscape, and other urban design elements that are of a size and proportion that relates to the size of a human in order to feel comfortable and inviting. Ground-level components such as street width, sidewalk width, entrances, windows, or columns may be human scale, as well as the overall height and massing of an individual building or group of buildings.

Impact, Climate. The effects (especially the negative effects) of a hazard or other condition associated with climate change.

Implementation. Actions, procedures, programs, or techniques that carry out a plan.

Infill Development. Development that occurs on vacant or underutilized land within areas that are already largely developed.

In-Lieu Fee. Cash payments that may be required of an owner or developer as a substitute for a dedication of land for public use, usually calculated in dollars per lot, and referred to as in-lieu fees or in-lieu contributions. (see "Dedication")

Land Use. The occupation or use of an area of land for any human activity or purpose.

Land Use Designation. One particular category in a classification series of appropriate use of properties established by the General Plan Land Use Element.

Landslide. Movement of soil and/or rock down a slope, which typically occurs during an earthquake or following heavy rainfall.

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

Level of Service (Traffic). A scale that measures the amount of traffic that a roadway or intersection can accommodate, based on such factors as maneuverability, driver dissatisfaction, and delay.

Liquefaction. The transformation of loose, wet soil from a solid to a liquid state, often as a result of ground shaking during an earthquake.

Local Street. Local streets make up the majority of the roadway system and typically have lower speeds and vehicular traffic volumes.

Major Collector. Connect local roads and streets with arterials. Major Collectors provide less mobility and are intended to serve longer trips within an urban area with higher speeds than minor collectors or local streets. They balance mobility with land access.

Maximum Development. Development of land to its full potential, or theoretical capacity, as permitted under current or proposed planning or zoning designations.

Micro Agriculture. The practice of growing and processing fresh food in an urban area.

Micromobility. Transportation via small, lightweight vehicles, typically electric assisted, operated by the driver, such as electric scooters and bicycles. Vehicles typically do not exceed 15 miles per hour and are often available for rent for short-range travel within a defined area.

Mitigation. Modification to avoid, reduce, minimize, or eliminate a negative impact. There are various types of mitigation, including environmental impact mitigation, hazard mitigation, GHG emissions mitigation, and more.

Mixed-Use. Any mixture of land uses, including mixtures of residences with commercial, offices with retail, or visitor accommodation with offices and retail. As distinguished from a single-use land use designation or zone, mixed use refers to an authorized variety of uses for buildings and structures in a particular area; this is also called vertical mixed-use. A type of mixed-use development where residential uses are located behind or next to non-residential uses on the same development site is called horizontal mixed use.

Municipality. An incorporated city or town.

Neighborhood. Relatively large residential areas that have some common characteristics, such as a common history, common physical characteristics (e.g., architectural style), a common meeting place, intangible characteristics (e.g., a psychological sense of cohesion), or clear physical boundaries (e.g., waterways or major roads).

Noise Contour. A line connecting points of equal noise level as measured on the same scale.

Noise-Sensitive Use. A location where people reside or where the presence of unwanted sound could adversely affect the use of land, such as residences, schools, and hospitals.

Non-Conforming Use. A use that was valid when brought into existence, but no longer permitted by later regulation. "Non-conforming use" is a generic term and includes: (1) non-conforming structures (because their size, type of construction, location on land, or proximity to other structures is no longer permitted); (2) non-conforming use of a conforming building; (3) non-conforming use of a non-conforming building; and (4) non-conforming use of land. Any use lawfully existing on any piece of property that is inconsistent with a new or amended General Plan, and that in turn is a violation of a Zoning Ordinance amendment subsequently adopted in conformance with the General Plan, will be a non-conforming use. Typically, non-conforming uses are permitted to continue, subject to certain restrictions.

Open Space. Open Space encompasses lands that essentially are unimproved and that have limited development potential due to the physical characteristics of the land, due to the land being restricted to agricultural production, due to the location of the land as a buffer between urban areas, or due to the scenic value of the land and its role in maintaining a community's sense of character or heritage.

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

Pocket/Neighborhood Park. A small park, typically less than a quarter acre in size.

Placemaking. Placemaking is a multi-faceted approach to the planning, design and management of public spaces. Placemaking capitalizes on a local community's assets, inspiration, and potential, with the intention of creating public spaces that improve urban vitality and promote people's health, happiness, and well-being.

Policy. A specific statement that guides decision making as the City works to achieve a goal. Policies represent statements of City regulation and set the standards used by decision makers when considering proposed development and actions. A policy is ongoing and requires no further action (see “Goal”).

Reconstruction. Redevelopment of a building or structure after being demolished or destroyed in a disaster.

Redevelopment. Redevelopment includes all development projects that build new structures and land uses on a previously developed site.

Resilience. The capacity of any entity—an individual, community, organization, or natural system—to prepare for disruptions, recover from shocks and stresses, and adapt and grow from a disruptive experience. Community resilience is the ability of communities to withstand, recover, and learn from past disasters to strengthen future response and recovery efforts.

Riparian. A habitat and vegetation zone that is associated with the banks and floodplains of a river, stream, or lake. Riparian trees and shrubs are typically phreatophytes, plants whose root systems are in constant contact with groundwater.

Riparian Habitat. A habitat and vegetation zone that is associated with the banks and floodplains of a river, stream, or lake. Riparian trees and shrubs are typically phreatophytes, plants whose root systems are in constant contact with groundwater.

Risk. The potential for damage or loss created by the interaction of hazards with assets such as buildings, infrastructure, or natural and cultural resources.

Safe Routes to School. Pedestrian and bicycling routes that provide safe access to and from schools.

San Benito Council of Governments. was established in 1973. SBCOG’s jurisdiction follows the boundaries of San Benito County, and consists of three member jurisdictions, and is overseen by a board of five members - two representatives each from the San Benito County Board of Supervisors and the Hollister City Council, and one representative from the San Juan Bautista City Council. The actions of SBCOG are governed by its Joint Powers Agreement.

Sea Level Rise. The worldwide average rise in mean sea level, which may be due to a number of different causes, such as the thermal expansion of sea water and the addition of water to the oceans from the melting of glaciers, ice caps, and ice sheets.

Seiche. The oscillation of water in an enclosed body of water, typically due to ground shaking.

Seniors. People 65 years of age or older.

Sensitive habitat. Land containing unique, representative, and/or endangered plant and animal communities, or ecosystems.

Sensitive Receptor. A use that is highly sensitive to impacts from other uses, including homes, schools, playgrounds, sports fields, childcare centers, senior centers, hospitals, and long-term health care facilities.

Sensitivity. The level to which a species, natural system, community, or government would be affected by changing climate conditions.

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

Slope, Steep. An area with a greater than 5 percent slope.

Specific Plan. Under Article 8 of the Government Code (Section 65450 et seq.), a legal 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 that may be necessary or convenient for the systematic implementation of any General Plan element(s).

Special-Status Species. Designated (rare, threatened, or endangered) and candidate species for listing by the California Department of Fish and Wildlife (CDFW). Designated (threatened or endangered) and candidate species for listing by the US Fish and Wildlife Service (USFWS).

Sphere of Influence. The probable physical boundaries and service area of a municipality or special district, as determined by the Local Agency Formation Commission of the county.

Stormwater. Water that comes from a storm event.

Structure. Anything constructed or erected on and permanently attached to land and with a roof supported by columns or walls, except buildings intended for human occupancy. (see "Building")

Sustainability. Meeting the needs of the present without compromising the ability of future generations to meet their own needs.

Topography. The configuration of a land surface, including its relief and the position of its natural and man-made features.

Traffic Calming. Measures designed to reduce motor vehicle speeds and to encourage pedestrian use, including narrow streets, tight turning radii, sidewalk bulbouts, parking bays, textured paving at intersections, and parkways between sidewalks and streets.

Triplex. A free-standing house divided into three separate living units or residences, usually having separate entrances.

Unincorporated Area. Land that is outside of an incorporated city. Development in the unincorporated area is subject to County jurisdiction.

Use. The purpose for which a lot or structure is or may be leased, occupied, maintained, arranged, designed, intended, constructed, erected, moved, altered, and/or enlarged in accordance with the City Zoning Code and General Plan land use designations.

Wastewater. Water that contains other elements, such as excess water from drainage or piping systems, small pathogens, organic matter, and inorganic contaminants. This term is also used to refer to water generated in industrial plants and commercial activity.

Wetland. An area that is inundated or saturated by surface water or groundwater at a frequency and duration sufficient to support a prevalence of vegetation typically adapted for life in saturated soil conditions, commonly known as hydrophytic vegetation.

Wildland-Urban Interface. An area that includes both houses and wildland vegetation, creating a significant threat to human life or property from wildfires.

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

Zoning. The division of a city by ordinance or other legislative regulation into districts or zones that specify allowable uses for real property and size restrictions for buildings constructed in these areas. Zoning implements the land use policies of the General Plan.

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