

10 GLOSSARY AND ACRONYMS

This section provides a list of common technical names, words and phrases utilized throughout the Eden Area General Plan and common in the field of planning. Definitions come from several sources, including the California Office of Planning and Research and the American Planning Association Glossary of Zoning, Development and Planning Terms.

A. *Glossary*

Acceptable Risk

A hazard that is deemed to be a tolerable exposure to danger given the expected benefits to be obtained. The level of loss, injury or destruction below which no specific action by local government is deemed necessary other than making the risk known. Different levels of acceptable risk may be assigned according to the potential danger and the criticalness of the threatened structure. The levels may range from “near zero” for nuclear plants and natural gas transmission lines to “moderate” for farm structures and low-intensity warehouse uses.

Acre-Foot

The volume of water necessary to cover one acre to a depth of one foot. Equal to 43,560 cubic feet, 323,851 gallons or 1,233 cubic meters.

Acreage, Gross

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

Acreage, Net

The portion of a site that can actually be built upon, which is the land area remaining after dedication of ultimate rights-of-way for:

- ◆ Exterior boundary streets
- ◆ Flood ways
- ◆ Public parks and other open space developed to meet minimum standards required by County ordinance

- ◆ Utility Easements and rights-of-way may not be counted as net acreage

Action

An action is a program, implementation measure, procedure or technique intended to help achieve a specified objective. (See “Objective”)

Active Solar System

A system that uses a mechanical device, such as electric pumps or fans, in addition to solar energy to transport air or water between a solar collector and the interior of a building for heating or cooling. (See “Passive Solar System”)

Adverse Impact

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

Affordability Requirements

Provisions established by a public agency to require that a specific percentage of housing units in a project or development remain affordable to very low- and low-income households for a specified period.

Allowable Building Height

The vertical dimension between the finished grade on the site in question and the surface forming the upper surface of the view angle envelope.

Alquist-Priolo Zones

Alquist-Priolo Zones are the result of the Alquist-Priolo Earthquake Fault Zoning Act's, whose main purpose is to prevent the construction of buildings used for human occupancy on the surface trace of active faults. The Act only addresses the hazard of surface fault rupture and is not directed toward other earthquake hazards.

Ambient Noise Level

The composite of noise from all sources near and far. The normal or existing level of environmental noise at a given location.

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.

Arterials

Major thoroughfares that carry large volumes of traffic at relatively high speeds. Arterials are designed to facilitate two or more lanes of moving vehicles in each direction and rarely contain on-street parking.

Assisted Housing

Generally multi-family rental housing, but sometimes single-family ownership units, whose construction, financing, sales prices or rents have been subsidized by federal, State or local housing programs including, but not limited, to Federal Section 8 (new construction, substantial rehabilitation and loan management set-asides), Federal Section 101 (rent supplement assistance), CDBG, FHA Section 515, multi-family mortgage revenue bond programs, local redevelopment and in-lieu fee programs and units developed pursuant to local inclusionary housing and density housing programs.

Attainment Area

A geographic area in which levels of a criteria air pollutant meet the health-based primary standard (national ambient air quality standard, or NAAQS) for the pollutant. An area may have an acceptable level for one criteria air pollutant, but may have unacceptable levels for others. Thus, an area could be both attainment and nonattainment at the same time. Attainment areas are defined using federal pollutant limits set by EPA.

Augment

To make greater or enlarge by grading.

Average Daily Trips (ADT)

The total volume passing a point or segment of a roadway facility, in both directions, during a 24-hour period. It is commonly obtained during a given

time period, in whole days greater than one day and less than one year, divided by the number of days in that time period.

Average Dry Weather Flow (ADWF)

The amount of wastewater that flows into a system on an average day during the dry weather part of the year.

Base Flood Level

The water surface level of a water course or waterbody that corresponds to a flood event that has a 1.0 percent chance of being equaled or exceeded in any given year (i.e., the 100-year flood). (See also “Floodway”, “Flood Zone”)

Baseline Emissions

The emissions that would occur without policy intervention (in a business-as-usual scenario). Baseline estimates are needed to determine the effectiveness of emissions reduction programs (often called mitigation strategies).

Below-Market-Rate (BMR) Housing Unit

(1) Any housing unit specifically priced to be sold or rented to low- or moderate-income households for an amount less than the fair-market value of the unit. Both the State of California and the U.S. Department of Housing and Urban Development set standards for determining which households qualify as “low-income” or “moderate-income.” (2) The financing of housing at less than the prevailing interest rates.

Below Normal Year Water Yield

A term used in planning for adequate water supplies. It is the amount of water that can be expected to be available 90 percent of the time. (See also “Normal Year” and Dry Year.”)

Best Management Practices (BMPs)

Guidelines for physical or administrative measures to prevent or reduce impacts to the natural environment, particularly water pollution or soil erosion.

Bicycle Lane (Class II facility)

A corridor expressly reserved for bicycles, existing on a street or roadway in addition to lanes for use by motorized vehicles.

Bicycle Path (Class I facility)

A paved route, not on a street or roadway, expressly reserved for bicycles traversing an otherwise unpaved area. Bicycle paths may parallel roads but are typically separated from them by landscaping.

Bicycle Route (Class III facility)

A roadway shared with motorists and identified only by signs, a bicycle route has no pavement markings or lane stripes.

Bikeways

A term that encompasses “bicycle lanes,” “bicycle paths” and “bicycle routes.”

Biodiversity

A wide variety of plants and animals within one community or habitat.

Biotic Community

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

Blight

Areas with physical or economic challenges including building code violations, incompatible land uses, irregular parcel sizes, high business vacancies, an excess of bars, liquor stores or adult clubs, and a high crime rate.

Buffer Zone

An area established between potentially conflicting land uses, or agricultural and non-agricultural uses, which depending on the impact may utilize landscaping or structural barriers such as setbacks or roads.

Building Height

The vertical distance from the average contact ground level of a building to the highest point of the coping, whether a flat roof, the deck line of a mansard roof, or to the mean height level between eaves and ridge for a gable, hip, or gambrel roof. The exact definition varies by community. For example, in some communities building height is measured to the highest point of the roof, not including elevator and cooling towers.

Buildout

Development of land to its full potential, or theoretical capacity, as permitted under current or proposed planning or zoning designations. (See “Carrying Capacity (3).”)

California Environmental Quality Act (CEQA)

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.

Capital Improvements Program

A program, administered by the County and reviewed by the Planning Commission, 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 Dioxide (CO₂)

Colorless, odorless, non-poisonous gas that is a normal part of the ambient air. Carbon dioxide is a product of fossil fuel combustion. Although carbon dioxide does not directly impair human health, it is a greenhouse gas that traps terrestrial (i.e., infrared) radiation and contributes to the potential for global warming.

Carbon Monoxide (CO)

A colorless, odorless, highly poisonous gas produced by automobiles and other machines with internal combustion engines that imperfectly burn fossil fuels such as oil and gas.

Carrying Capacity

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

City Limits

The legal boundaries of the geographical area subject to the jurisdiction of incorporated city governments. For example, development application for properties located within incorporated cities must be reviewed by their respective City.

Clean Air Act (CAA)

The principle national legislation passed by Congress for air quality management. Originally passed in 1963, it was greatly changed and strengthened in 1970 and 1977. In 1990, the Clean Air Act Amendments introduced significant changes in the federal approach to air quality management.

Collectors

Collectors are roadways that connect local streets to “arterials.” They usually provide two travel lanes for automobiles, and may also have bicycle lanes.

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 dBA applied to the evening (7 PM

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

Community Park

A large park, generally 15 to 20 acres, that includes a mix of passive and active recreation areas that serve the entire community or a large portion of the community. A community park should include, but not be limited to, the facilities that are typically found at local parks as well as specialized facilities such as amphitheaters and skate parks.

Compatible

Capable of existing together without conflict or ill effects.

Conditional Use Permit

The discretionary and conditional review of an activity or function or operation on a site or in a building or facility.

Conservation

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

Consistent

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

Corridor

Linear areas located along arterial roadways, typically one to two lots deep on either side of the road. They contain a mix of retail, office and residential uses.

Criteria Air Pollutants

A group of very common air pollutants regulated by EPA on the basis of criteria (information on health and/or environmental effects of pollution). Criteria air pollutants are widely distributed all over the country.

Criteria/Criterion

A standard upon which a judgment or decision may be based. (See “Standards.”)

Cul-de-sac

A short street or alley with only a single means of ingress and egress at one end and with a turnaround at its other end.

Cultural Resources

Includes historic, archaeological and paleontological resources, as well as human remains.

Cumulative Impact

As used in CEQA, the total environmental impact resulting from the accumulated impacts of individual projects or programs over time.

Cut-Through Traffic

Traffic that drives through an area without having an origin or destination in that area. Local cut-through traffic occurs when motorists drive through residential neighborhoods on local streets, instead of major or collector streets. Regional cut-through traffic occurs when motorists drive through the community on streets other than on a freeway, highway or expressway system.

Day/Night Noise Level, Ldn

The average A-weighted noise level during a 24-hour day, obtained after addition of 10 decibels to levels measured in the night between 10:00 pm and 7:00 am.

dba

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

Decibel (dB)

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 dB, the threshold of human hearing. Since the decibel scale is logarithmic, 10 decibels are ten times more intense and 20 decibels are a hundred times more intense than 1 db.

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”)

Dedication, In-lieu of

Cash payment that may be required of an owner or developer as a substitute for a dedication of land, usually calculated in dollars per lot, and referred to as in-lieu fees or in-lieu contributions.

Density

The amount of development or people per unit of area or property. (See also “Density, residential” and “Floor Area Ratio”)

Density Bonus

The allocation of development rights that allow a parcel to accommodate additional square footage or additional residential units beyond the maximum for which the parcel is zoned, usually in exchanged for the provision or preservation of an amenity at the same site or at another location. Under Cali-

for law, a housing development that provides 20 percent of its units for lower income households, or 10 percent of its units for very low-income households, or 50 percent of its units for seniors, its entitled to a density bonus.

Density, Residential (du/acre)

The number of permanent residential dwelling units (d.u.) per acre of land. Densities specified in the General Plan are expressed in dwelling units per net acreage (du/acre), minus any land dedications, and not per gross acre. (See “Acres, Gross” and “Acres, Net”)

Design 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.

Density Transfer

The concentration of density on one part of a site to another part of a site. This technique is used to preserve historic, sensitive or hazardous areas and to accommodate public facilities, such as schools, parks or utility easements on an individual parcel or within a specific project.

Detention Basin

An area designed to hold storm water runoff temporarily, in order to reduce the peak stormwater flow.

Development Review; Design 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 exempted.

Disabled

Persons determined to have a physical impairment or mental disorder, which is expected to be of long, continued or indefinite duration and is of such a nature that the person's ability to live independently could be improved by more suitable housing conditions.

District

Areas of higher density development located along, but distinct from, Corridors in the Eden Area. They are important activity centers that draw employees, shoppers, residents and visitors to the Eden Area.

Drainage

Two definitions: (1) Surface water runoff; and (2) the removal of surface water or groundwater from land by drains, grading, or other means that include runoff controls to minimize erosion and sedimentation during and after construction or development, the means for preserving the water supply and the prevention or alleviation of flooding.

Dry Year

A term used in planning for adequate water supplies. The dry year is the most infrequent drought year, when the minimum amount of water is available. Statistically, this level would occur only once in one hundred years. This amount of water is less than or equal to what is available more than 99 percent of the time. (See also "Below Normal Year Water Yield" and "Normal Year.")

Duplex

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

Dwelling Unit (d.u.)

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.

Earthquake Fault Zone

The State of California, Alquist-Priolo Earthquake Fault Zoning Act identifies sites within 1,000 foot wide zone with the fault at the center as Earthquake Fault Zones. The Alquist-Priolo Act requires that these sites undergo specialized geologic investigations prior to approval of certain new development. State law requires that these zones be incorporated into local general plans.

Easement

A legal agreement by a landowner that a specific part of his property may be used for a designated purpose. These agreements are intended to protect natural resources or farming/ranching uses. In the case of a utility easement, the landowner is authorizing the utility provider to use a part of the land to construct or access utility facilities.

Ecosystem

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

Effluent

Liquid or partially solid waste such as is found in sewer systems or discharged from factories.

Elderly

Persons 65 years of age or older.

Emission

Discharges into the atmosphere from such sources as smokestacks, residential chimneys, motor vehicles, locomotives and aircraft.

Endangered Species

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

Endemic Species

Species native to, and restricted to, a particular geographical region.

Entryway

Entrance to an urban area, or to an important part of a community, along a major roadway.

Environmental Impact Report (EIR)

A report required pursuant to the California Environmental Quality Act (CEQA) 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.”)

Equivalent Noise Level, Leq

The average A-weighted noise level during the measurement period.

Erosion

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

Expansive Soils

Soils that swell when they absorb water and shrink as they dry.

Fault

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

Flag Lots

A flag shaped parcel, with minimal street frontage and wide at the back. Such lots are created when narrow, deep parcels that once contained greenhouses or other agricultural uses are subdivided into two lots; a front lot with the bulk of the store frontage and the back flag lot.

Flood Insurance Rate Map (FIRM)

For each community, the official map on which the Federal Insurance Administration has delineated areas of special flood hazard and the risk premium zones applicable to that community.

Flood, 100-year

The magnitude of a flood expected to occur on the average every 100 years, based on historical data. The 100-year flood has a 1/100, or one percent, chance of occurring in any give year.

Floodplain

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

Floodproofing

Any combination of structural and nonstructural additions, changes or adjustments to structures which reduce or eliminate flood damage to real estate or improved real property, water or sanitary facilities, structures and their contents (as defined by FEMA).

Floodway

The part of the floodplain capable of conveying the 100-year flood with no more than a one-foot rise in water. The floodway includes the river channel itself and adjacent land areas.

Floodway Fringe

The part of the floodplain outside the floodway. Development is typically allowed to encroach in this portion of the floodplain, providing certain constraints are met.

Flood Zone

The designated area delineated by FEMA on the Flood Information Rate Maps (FIRM) where flooding could occur during a “100-Year Flood.”

Floor Area Ratio (FAR)

The size of a building in square feet (gross floor area) divided by net 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 non-residential development.

Frequency, Hz

The number of complete pressure fluctuations per second above and below atmospheric pressure.

Fugitive Dust

Any particulate matter that does not come from a “point source” such as a smokestack. In Alameda County, dust from agricultural or construction activities are sources of fugitive dust. Like all particulate matter, fugitive dust can cause respiratory problems.

General Plan

A compendium of County 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 Board of Supervisors. In California, the General Plan has seven mandatory elements (Circulation, Conservation, Housing, Land Use, Noise, Open Space and Public Safety) and may include any number of optional elements the jurisdiction deems important.

Geographic Information Systems (GIS)

A method of storing geographic information on computers. Geographic information can be obtained from a variety of sources, including topographic maps, soil maps, aerial and satellite photos and remote sensing technology.

Goal

A description of the general desired results to create through the implementation of the General Plan. Goals are included in each element of the Plan and may include the key physical or community characteristics that residents wish to maintain or develop.

Grade

The average level of the finished surface of the ground adjacent to the exterior walls of the building.

Grade, Existing

The vertical elevation of the ground surface prior to excavating or filling.

Gray water

The less contaminated portion of domestic wastewater, including wash water from clothes washers and laundry tubs.

Groundwater

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

Group Quarters

A residential living arrangement, other than the usual house, apartment or mobile home, in which two or more unrelated persons share living quarters and cooking facilities. Institutional group quarters include nursing homes, orphanages and prisons. Non-institutional group quarters include dormitories, shelters and large boarding houses.

Growth Management

The use by a community of a wide range of techniques in combination to determine the amount, type and rate of development desired by the community and to channel that growth into designated areas. Growth management policies can be implemented through building permit caps, public facilities/infrastructure ordinances, urban limit lines, standards for levels of service, phasing, and other programs.

Habitat

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

Hazardous Waste

Any refuse or discarded material or combinations of refuse or discarded materials in solid, semisolid, liquid, or gaseous form which cannot be handled by routine waste management techniques because they pose a substantial present or potential hazard to human health or other living organisms because of their chemical, biological, or physical properties.

High Occupancy Vehicle (HOV)

Traffic lanes that are designated and reserved for vehicles with a minimum number of passengers during high-volume commute hours, in order to encourage carpooling through faster travel. They are enforced with fines and traffic tickets.

Historic Preservation

The preservation of historically significant structures and neighborhoods in order to facilitate restoration and rehabilitation of the building(s) to a former condition.

Historic Structure

Any structure that is (a) listed in the National Register of Historic Places or is eligible for individual listing on the National Register; (b) certified or preliminarily determined by the Secretary of the Interior as contributing to the

historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district; or (c) designated by the city as a heritage preservation site.

Household

All persons occupying a single dwelling unit.

Household, Family

Two or more related persons occupying a dwelling unit.

Household, Non-Family

A single person living alone, or two or more unrelated persons sharing a dwelling unit.

Impact Fee

A fee charged to a developer by a jurisdiction according to the proposed development project, typically by number of units, square footage or acreage. The fee is often used to offset costs incurred by the municipality for services and infrastructure such as schools, roads, police and fire services, and parks.

Impervious Surface

Surface through which water cannot penetrate, such as a roof, road, sidewalk, and paved parking lot. The amount of impervious surface increases with development and establishes the need for drainage facilities to carry the increased runoff.

Implementation

Actions, procedures, programs or techniques that carry out policies.

Infill Development

Development that occurs on vacant or underutilized land within areas that area already largely developed. All of the land in the Eden Area is considered infill.

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”)

Integrated Pest Management (IPM)

A strategy for controlling pests that utilizes a combination of non-chemical methods, such as manipulating habitat, using disease-resistant strains of plants and changing farming practices. The goal of IPM is to reduce the use of pesticides and the amount of pesticides in the environment.

Jobs/Housing Balance

A measure of the number of jobs available in a specific area compared to the number of employed residents living in the housing units in the same area. Jobs/Housing balance does not evaluate the type of jobs available or whether the employees in the jobs are the same people as the employed residents living in the households.

Jobs/Housing Ratio

The jobs/housing balance divides the number of jobs in an area by the number of employed residents. A ratio of 1.0 indicates a balance. A ratio greater than 1.0 indicates a net in-commute; less than 1.0 indicates a net out-commute.

Land Use

The occupation or utilization of an area of land for any human activity or any purpose.

Land Use Designation

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

L_{max}, L_{min}

The maximum and minimum A-weighted noise level during the measurement period.

L₀₁, L₁₀, L₅₀, L₉₀

The A-weighted noise levels that are exceeded 1 percent, 10 percent, 50 percent and 90 percent of the time during the measurement period.

Leadership in Energy and Environmental Design (LEED)

A voluntary, consensus-based national standard for developing and rating high-performance, sustainable “green” buildings. LEED provides a complete framework for assessing building performance and meeting sustainability goals, such as water savings, energy efficiency, materials selection and indoor environmental quality. LEED standards are currently available or under development for: new commercial construction and major renovation projects, existing building operations, commercial interiors projects, core and shell projects, and homes.

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.

LOS, 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.

LOS A

A relatively free flow of traffic, with little or no limitation on vehicle movement or speed.

LOS B

Describes a steady flow of traffic, with only slight delays in vehicle movement and speed. All queues clear in a single signal cycle.

LOS C

Denotes a reasonably steady, high-volume flow of traffic, with some limitations on movement and speed, and occasional backups on critical approaches.

LOS D

Designates the level where traffic nears an unstable flow. Intersections still function, but short queues develop and cars may have to wait through one signal cycle during short peaks.

LOS E

Represents traffic characterized by slow movement and frequent (although momentary) stoppages. This type of congestion is considered severe, but is not uncommon at peak traffic hours, with frequent stopping, long-standing queues and blocked intersections.

LOS F

Describes unsatisfactory stop-and-go traffic characterized by “traffic jams” and stoppages of long duration. Vehicles at signalized intersections usually have to wait through one or more signal changes, and “upstream” intersections may be blocked by the long queues.

Liquefaction

The transformation of loose water saturated granular materials (such as sand or silt) from a solid into a liquid state. A type of ground failure that can occur during an earthquake.

Local Agency Formation Commission (LAFCO)

A five- or seven-member commission within each county that reviews and evaluates all proposals for formation of special districts, incorporation of cities, annexation to special districts or cities, consolidation of districts and merger of districts with cities. Each county's LAFCO is empowered to approve, disapprove, or conditionally approve such proposals.

Local Park

Small sized park, usually 3 to 10 acres, that provide recreation activities for a specific neighborhood within a ½ to ¾ mile radius.

Local Street

Provides direct access to properties; generally they carry the lowest traffic volumes.

Maximum Credible Earthquake

The maximum credible earthquake is defined as the earthquake which produces the greatest levels of ground motion at the site as a result of the largest magnitude earthquake that could reasonably occur along the recognized faults or within a particular seismic source.

Mercalli Intensity Scale

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

Mitigation

Measures taken to eliminate or minimize damages from development activities by replacement of the resource or other means of compensation.

Mixed Use

Any mixture of land uses on a single parcel, 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.

Mix of Uses

Any mixture of uses, such as retail, office, residential or general commercial in close proximity spread over a small area.

Mobile Home

A structure, transportable in one or more sections, built on a permanent chassis and designed for use as a single-family dwelling unit and which: (1) has a minimum of 400 square feet of living space; (2) has a minimum width in excess of 102 inches; (3) is connected to all available permanent utilities; and (4) is tied down (a) to a permanent foundation on a lot either owned or leased by the homeowner or (b) is set on piers, with wheels removed and skirted, in a mobile home park.

Mobile Home Park

A parcel of land under one ownership that has been planned and improved for the placement of two or more mobile homes for rental purposes for non-transient use.

Modes

Various means of transportation, including private autos, taxis, local buses, interregional bus service, light rail systems, heavy rail service and air transportation.

Moment Magnitude (M_w)

Moment magnitude is based on the seismic moment at the source, or hypocenter, of the earthquake. The moment magnitude scale is a way of rating the seismic moment of an earthquake with a simple, logarithmic numerical scale

similar to the original Richter magnitude scale. Because it does not "saturate" the way local magnitude does, it is used for large earthquakes -- those that would have a local magnitude of about 6 or larger.

National Pollutant Discharge Elimination System (NPDES)

The national program for controlling discharges of pollutants from point sources (e.g., municipal sewage treatment plants, industrial facilities) into the waters of the United States.

National Register of Historic Places

The listing maintained by the US National Park Service of areas that have been designated as historically significant.

Native Species

A species that arrived in a particular area without human interference.

Natural Habitat Area

An area that sustains animal and vegetative biotic resources that has not been improved or disturbed. Natural Habitat Areas can also be areas that were previously "disturbed" and have been reclaimed or rehabilitated.

Neighborhood

Relatively large residential areas that have some common characteristics, such as a common history, common physical characteristics (such as architectural style), a common meeting place or more intangible characteristics (such as a psychological sense of cohesion).

Nitrogen Oxide(s)

A reddish brown gas that is a byproduct of combustion and ozone formation processes. Often referred to as NO_x, this gas gives smog its "dirty air" appearance.

Nitrogen Oxides (NO_x)

Gases consisting of one molecule of nitrogen and varying numbers of oxygen molecules. Nitrogen oxides are produced, for example, by the combustion of fossil fuels in vehicles and electric power plants. In the atmosphere, nitrogen oxides can contribute to formation of photochemical smog, impair visibility and have health consequences; they are considered pollutants.

Noise

Any sound that is undesirable because it interferes with speech and hearing, or is intense enough to damage hearing, or is otherwise annoying. Noise, simply, is “unwanted sound.”

Noise Attenuation

Reduction of the level of a noise source using a substance, material, or surface, such as earth berms and/or solid concrete walls.

Noise Contour

A line connecting points of equal noise level as measured on the same scale. Noise levels greater than the 60 Ldn contour (measured in dBA) require noise attenuation in residential development.

Nonattainment Zone

A designation assigned to an area when the levels of a specific pollutant or pollutants in the air fail to meet (or attain) federal or State standards for that pollutant.

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 for a designated period of time, subject to certain restrictions.

Non-Native Species

A species that was introduced to an area as a result of human interference.

Non-Point Source Pollution

Sources for pollution that are less definable and usually cover broad areas of land, such as automobiles or agricultural fertilizers that are carried from the land by runoff.

Normal Year

A term used in planning for adequate water supplies. Refers to those years when the County can expect to receive all of the water it has contracted to receive (entitlement). This is because supply conditions (e.g., the amount of rain and snow collected in reservoirs, groundwater availability) are normal. Based on historical experience, normal years occur 63 percent of the time. (See also “Below Normal Year Water Yield” and “Dry Year.”)

Objective

A specific statement of desired future condition toward which the County will expend effort in the context of striving to achieve a broad goal. An objective should be achievable and, where possible, should be measurable and time-specific. The State Government Code (Section 65302) requires that general plans spell out the “objectives,” principles, standards and proposals of the general plan. “The addition of 100 units of affordable housing by 1995” is an example of an objective.

Open Space

Land and water areas retained for use as active or passive recreation areas or for resource protection in an essentially undeveloped state.

Overlay

A land use designation on the Land Use Map, or a zoning designation on a zoning map, that modifies the basic underlying designation or designations in some specific manner.

Ozone

A colorless gas with a pungent odor, having the molecular form of O₃, found in two layers of the atmosphere, the stratosphere (about 90 percent of the total atmospheric loading) and the troposphere (about 10 percent). Ozone is a form of oxygen found naturally in the stratosphere that provides a protective layer shielding the Earth from ultraviolet radiation's harmful health effects on humans and the environment. In the troposphere, ozone is a chemical oxidant and major component of photochemical smog. Ozone can seriously affect the human respiratory system.

Parcel

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

Particulate Matter (PM)

Solid particles or liquid droplets suspended or carried in the air (e.g., soot, dust, fumes, mist).

Particulate Matter (PM₁₀)

A criteria air pollutant. Particulate matter includes dust, soot and other tiny bits of solid materials that are released into and move around in the air. Particulates are produced by many sources, including burning of diesel fuels by trucks and buses, incineration of garbage, mixing and application of fertilizers and pesticides, road construction, industrial processes such as steel making, mining operations, agricultural burning (field and slash burning) and operation of fireplaces and woodstoves. Particulate pollution can cause eye, nose and throat irritation and other health problems.

Peak Hour

For any given roadway, the daily one-hour period during which traffic volume is the highest.

Pedestrian-Oriented Design

An approach to site and neighborhood design intended to facilitate movement on foot in an area, as opposed to design that primarily serves and encourages automobile movement. Examples of pedestrian-oriented design include pathways following the most direct route from sidewalk to front door, continuous building streetwalls with shop windows, outdoor cafes, street trees and benches.

Plan Area

The Plan Area is the land area addressed by the General Plan. The Plan Area does not lead to regulatory powers inside of city limits. Instead, it signals to the incorporated cities, and to other nearby local and regional authorities, that County residents recognize that development within this area has an impact on the future of their community, and vice versa. Under State law, adjacent cities will be invited to comment on development within the Plan Area that is subject to review by the County. (See also “Sphere of Influence”)

Planned Unit Development (PUD)

A description of a proposed unified development, consisting at a minimum of a map and adopted ordinance setting forth the governing regulations, and the location and phasing of all proposed uses and improvements to be included in the development.

Policy

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

Pollutant

Any introduced gas, liquid, or solid that makes a resource unfit for its normal or usual purpose.

Programmatic Agreement (PA)

A framework for ensuring site artifacts are identified and assessed for interpretive or educational value. It is a document that records the terms and conditions agreed upon to resolve the potential adverse effects of a Federal agency program, complex undertaking or other situations in accordance with Sec. 800.14(b).

Quasi-Public

A use or a facility that is open to the public but is owned and/or operated by an organization other than a government entity, such as a non-profit organization or a religious group.

Recharge Areas

Important points between surface water and aquifers such as gravel pits, stream channel deposits and river wash, which are areas of State, regional and local significance. These areas consist of loose, well-sorted sand, gravel and boulders.

Recreational Corridor

Typically linear pathways, bikeways or open space areas that weave in and around urban uses to provide recreational and transportation amenities to residents.

Regional Park

A large park, typically more than 100 acres, that serves the open space and recreation needs for all users of the entire Eden Area. Regional parks contain active and passive recreation areas and may also include natural open space.

Remediation

The action or measures taken, or to be taken, to lessen, clean-up, remove, or mitigate the existence of hazardous materials existing on the property to such standards, specifications, or requirements as may be established or required by federal, state, or county statute, rule, or regulation.

Richter Scale

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

Right-of-Way (ROW)

Publicly-owned land, property or interest therein, usually in a strip, within which the entire road facility, including travel lanes, medians, sidewalks, shoulders, planting areas and utility easements must reside. The ROW is usually defined in feet, and is acquired for or devoted to multi-modal transportation purposes including bicycle, pedestrian, public transportation and vehicular travel.

Riparian Corridor

A habitat and vegetation zone which 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.

Runoff

That portion of rain or snow that does not percolate into the ground and is discharged into streams instead.

Scenic Feature

An element of the landscape having beauty, historical significance or other characteristics making it worthy of preservation as a visual feature.

Scenic Route

A highway, street or other roadway having one or more of the following characteristics:

- ◆ Inherent beauty by virtue of its own design or the character of that land through which it traverses.
- ◆ Provides the major access to or between major scenic, recreational or cultural attractions.
- ◆ Provides a vista or view of the East Bay hills or the Bay as a whole or of areas having noted beauty worthy of preservation.

Section 106

Section 106 of the National Historic Preservation Act requires federal agencies to consider the effects of their actions on historic properties and seek comments on their actions from an independent reviewing agency.

Seiche

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

Seismic

Caused by or subject to earthquakes or earth vibrations.

Seismic Hazard Zone

The State of California, Seismic Hazards Mapping Act identifies areas within the state where landslides and liquefaction are most likely to occur. The Act requires special investigation of these sites before some types of buildings may be constructed. Property owners must disclose that property lies within such a zone at the time of sale.

Semi-Public Space

An area, either interior or exterior, which is owned and managed by a private entity but which is used by the public.

Sensitive Receptors

Uses sensitive to noise such as residential areas, hospitals, convalescent homes and facilities, and schools.

Slope

Land gradient described as the vertical rise divided by the horizontal run, and expressed in percent.

Solid Waste

Any unwanted or discarded material that is not a liquid or gas. Includes organic wastes, paper products, metals, glass, plastics, cloth, brick, rock, soil, leather, rubber, yard wastes and wood, but does not include sewage and hazardous materials. Organic wastes and paper products comprise about 75 percent of typical urban solid waste.

Special Precincts

Portions of the Eden Area where unique and necessary uses are located and that usually contain a single type of use.

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 which may be necessary or convenient for the systematic implementation of any General Plan element(s). (See also “Planned Unit Development”)

Sphere of Influence (SOI)

The probably physical boundaries and service area of the city, as determined by the Local Agency Formation Commission (LAFCO) of the county.

Step Slope

An area with a greater than five percent slope.

Townhouse/Townhome

A series of residences, often two to three stories in height, that are connected side by side in a row with each having a separate street-level entrance.

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
- ◆ parkways between sidewalks and streets

Traffic Model

A computer software tool used to project future traffic volume based on future land uses and roadway conditions.

Transit

Travel of persons and goods through means other than personal, private motor vehicles, travel by bus, light rail or taxi.

Transit Oriented Development (TOD)

Residential and commercial areas designed to maximize access by public transportation, such as trains and buses. TODs typically have a neighborhood center with a transit station, surrounded by relatively high-density development, with progressively lower-density spreading outwards.

Transportation System/Circulation Network

A network of transit, automobile, bicycle and pedestrian rights-of-way that connect origins and destinations, allowing for movement of goods and people.

Transportation System Management

A strategy for reducing peak-hour vehicular volumes through a coordinated program of alternative mode incentives such as transit, vanpools, bicycles and staggered working hours.

Trip Generation

The dynamics that account for people making trips in automobiles or by means of public transportation. Trip generation is the basis for estimating the level of use for a transportation system and the impact of additional development or transportation facilities on an existing, local transportation system.

Triplex

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

Truck Route

A path of travel for all vehicles exceeding set weight or axle limits; a truck route generally follows major streets through commercial and industrial areas, avoiding sensitive residential areas.

Tsunami

A large ocean wave generated by an earthquake in or near the ocean.

Unincorporated Area

Encompasses properties that are located outside of cities. Development in an unincorporated area is subject to County jurisdiction.

Urban Growth Boundary (UGB)

A legal line around a developed area that delineates the maximum allowable extent of physical development. Urban growth boundaries are usually intended to prevent development from encroaching on open space and natural resources.

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 County zoning ordinance and General Plan land use designations.

Use, Non-conforming

(See “Non-conforming Use”)

Utility Corridor

Rights-of-way or easements for utility lines on either publicly or privately owned property.

Vehicle Miles Traveled (VMT)

A key measure of overall street and highway use. Reducing VMT is often a major objective in efforts to reduce vehicular congestion and achieve regional air quality goals.

View Angle

The angle of view from the horizontal to the ridgeline or selected hillsides, vistas and features from a viewpoint.

View Corridor

An area established by the Scenic Route policies in which the place and/or height of development is regulated to maintain identified views.

Volume-to-Capacity Ratio (V/C Ratio)

A measure of roadway operation based on the number of vehicles passing through a particular road segment divided by the theoretical maximum design capacity of the segment.

Waste Diversion

Any combination of recycling, reuse, composting activities, decrease in consumption, or increase in durability that reduces the amount of waste transported to and disposed of at landfills.

Wastewater

Water that has already been used for washing, flushing, or in a manufacturing process, and therefore contains waste products such as sewage or chemical by-products.

Wastewater Irrigation

The process by which wastewater that has undergone appropriate treatment is used to irrigate land.

Watercourse

A lake, river, creek, stream, wash, arroyo, channel or other topographic feature, which water flow on or over, at least periodically. Watercourse includes specifically designated areas in which substantial flood damage may occur.

Watershed

All of an area that drains to a particular body of water, such as a lake, river or wetland.

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.

Williamson Act Contract

An agreement under the California Land Conservation Act of 1965, commonly referred to as the Williamson Act, which enables local governments to enter into contracts with private landowners for the purpose of restricting specific parcels of land to agricultural or related open space use. In return,

landowners receive property tax assessments which are much lower than normal because they are based upon farming and open space uses as opposed to full market value.

Zoning

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

Zoning District

A designated area of the County for which prescribed land use requirements and building and development standards are or will be established.

B. Acronyms

AB:	Assembly Bill
ADT:	Average daily trips made by vehicles or persons in a 24-hour period
ADWF:	Average dry weather flow (of influent wastewater)
ALUC:	Airport Land Use Commission (Alameda County)
ARB:	Air Resources Board (California)
AST:	Aboveground Storage Tank
BAAQMD:	Bay Area Air Quality Management District
BART:	Bay Area Rapid Transit
CAAQS:	California Ambient Air Quality Standards
CALTRANS:	California Department of Transportation
CAP:	Clean Air Plan
CARB:	California Air Resources Board
CCR:	California Code of Regulations
CDFG:	California Department of Fish and Game
CEQA:	California Environmental Quality Act
CESA:	California Endangered Species Act

CFS:	Cubic Feet Per Second
CIP:	Capital Improvements Program
CIWMB:	California Integrated Waste Management Board
CMP:	Congestion Management Program
CNDDDB:	California Natural Diversity Database
CNEL:	Community Noise Equivalent
CNPS:	California Native Plant Society
CO:	Carbon Monoxide
CORPS:	US Army Corps of Engineers
dB:	Decibel
dBA:	A-Weighted Sound Level
DTSC:	Department of Toxic Substances Control
DU/AC:	Dwelling units per acre
DU:	Dwelling units
EBMUD:	East Bay Municipal Utilities District
EBRPD:	East Bay Regional Parks District
EIR:	Environmental Impact Report (State)
EPA:	Environmental Protection Agency (US)
FAA:	Federal Aviation Administration
FAR:	Floor Area Ratio
FEMA:	Federal Emergency Management Agency
FHWA:	Federal Highway Administration
FIRM:	Flood Insurance Rate Map
HARD:	Hayward Area Recreation and Parks District
HOV:	High Occupancy Vehicle
HSC:	California Health and Safety Code
Hz:	Frequency
JPA:	Joint Powers Authority
LAFCO:	Local Agency Formation Commission
Ldn:	Day/Night Average Level
LEED:	Leadership in Energy and Environmental Design
Leq:	Average noise levels
LOS:	Level of Service
MG:	Million gallons

COUNTY OF ALAMEDA
EDEN AREA GENERAL PLAN
GLOSSARY

MGD:	Million gallons per day
MRF:	Material Recovery Facility
MTC:	Metropolitan Transportation Commission
Mw:	Moment Magnitude
NAAQS:	National Ambient Air Quality Standard
NO₂:	Nitrogen Dioxide
NO_x:	Nitrogen Oxides
NPDES:	National Pollutant Discharge Elimination System
O₃:	Ozone
ONC:	State Office of Noise Control
PM₁₀:	Particulate matter less than 10 micrometers in diameter
PM_{2.5}:	Particulate matter less than 2.5 micrometers in diameter
PD:	Planned Development
PPM:	Parts per million
PUD:	Planned Unit Development
PZ:	Pressure Zone
RWQCB:	Regional Water Quality Control Board
SB:	Senate Bill
SEMS:	Standardized Emergency Management System
sf.:	Square footage
SFPUC:	San Francisco Public Utilities Commission
SO₂:	Sulfur Dioxide
SOI:	Sphere of Influence
TACs:	Toxic Air Contaminants
TCMs:	Transportation Control Measures
TDM:	Transportation Demand Management
TRB:	Transportation Research Board
UCB:	Uniform Building Code
UPRR:	Union Pacific Railroad
URM:	Unreinforced Masonry
USFWS:	United States Fish and Wildlife Service
USGS:	United States Geological Survey
UWMP:	Urban Water Management Plan
V/C:	Volume-to-Capacity Ratio

COUNTY OF ALAMEDA
EDEN AREA GENERAL PLAN
GLOSSARY

VMT: Vehicle Miles Traveled
WTP: Water Treatment Plant
WWII: World War II

COUNTY OF ALAMEDA
EDEN AREA GENERAL PLAN
GLOSSARY

This page intentionally blank.