

GLOSSARY

Abbreviations and Acronyms

ADT	Average Daily Trips	FHWA	Federal Highway Administration
AG	Agricultural (land use designation)	FIRM	Federal Insurance Rate Map
ALUC	Airport Land Use Commission	GBOFCRI	Groveland/Big Oak Flat Cultural Resources Inventory
BMP	Best Management Practices	GIS	Geographic Information System
BP	Business Park (land use designation)	HAP	Housing Assistance Plan
CCCRI	Chinese Camp Cultural Resources Inventory	HC	Heavy Commercial (land use designation) [Res. 188-98, 9/1/98]
CC&R's	Covenants, Conditions and Restrictions	HCD	Housing and Community Development, State of California
CDBG	Community Development Block Grants	HDR	High Density Residential (land use designation)
CDF	California Department of Forestry and Fire Protection	HI	Heavy Industrial (land use designation)
CEQA	California Environmental Quality Act	HR	Homestead Residential (land use designation)
CIP	Capital Improvements Program	HUD	Housing and Urban Development, United States
CLG	Certified Local Government Program	JPA	Joint Powers Authority
CMP	Congestion Management Plan	GC	General Commercial (land use designation)
CNEL	Community Noise Equivalent Level	LDR	Low Density Residential (land use designation)
COG	Council of Governments	LI	Light Industrial (land use designation)
DB	Decibel	LOS	Level of Service
EIR	Environmental Impact Report (CEQA)	LR	Large Lot Residential (land use designation)
EIS	Environmental Impact Statement (NEPA)		
ER	Estate Residential (land use designation)		
FAR	Floor Area Ratio		
FEMA	Federal Emergency Management Agency		

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MDR	Medium Density Residential (land use designation)	TDR	Transfer of Development Rights
MPZ	Mineral Preserve Zone (overlay land use designation) [Resolution 25-99 adopted February 23, 1999]	TOT	Transient Occupancy Tax
MRZ	Mineral Resource Zone (State classification)	TPZ	Timber Production Zone (land use designation)
MU	Mixed Use (land use designation)	TSM	Transportation Systems Management
NC	Neighborhood Commercial (land use designation)	UBC	Uniform Building Code
NEPA	National Environmental Policy Act	UFC	Uniform Fire Code
O	Open Space (land use designation)	WA	Williamson Act
OHP	California State Office of Historic Preservation	WHR	Wildlife Habitat Relationship System
OPR	Office of Planning and Research, State of California		
P	Public (land use designation)		
RMDZ	Recycling Market Development Zone		
R/P	Parks and Recreation (land use designation)		
RR	Rural Residential (land use designation)		
SC	Special Commercial (land use designation)		
SCORE	Service Corps of Retired Executives		
SCRI	Soulsbyville Cultural Resources Inventory		
SOI	Sphere of Influence		
SRA	State Responsibility Area		
TCCH	Tuolumne County Contextual History		
TCHPRC	Tuolumne County Historic Preservation Review Commission		

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DEFINITIONS:

A-Weighted Sound Level

All sound levels referred to in this document are in A-weighted decibels. A-weighting de-emphasizes the very low and very high frequencies of sound in a manner similar to the human ear. Most community noise standards utilize A-weighting, as it provides a high degree of correlation with human annoyance and health effects.

Acceptable Risk

Acceptable risk means a hazard which is deemed to be a tolerable exposure to danger given the expected benefits to be obtained. 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 high occupancy or critical use areas to "moderate" for open space, agriculture and low-intensity warehouse use.

Access

Access is the ability to enter and exit a site or facility.

Achievable Housing

Achievable housing means housing that is attainable either through purchase or rent by a household with a very low, low or moderate income, based upon a household's ability to make monthly payments for the housing as determined through criteria established by Tuolumne County. [Resolution 117-06 adopted September 19, 2006]

Acres, Gross

Gross acres means the entire acreage of a site including easements and rights-of-way.

Acres, Net

Net acres means the area of a parcel excluding areas within deeded or dedicated road easements and less any bodies of water that exceed twenty percent of the gross acreage.

Adaptive Reuse

Adaptive reuse means the conversion of obsolescent or historic buildings from their original or most recent use to a new use.

For example, the conversion of a former hospital or school building to residential use or the conversion of an historic single-family home to office use.

Adequate Housing

Adequate housing is housing which: (1) is structurally sound, water- and weather-tight, with adequate cooking and plumbing facilities, heat, light and ventilation; (2) contains enough rooms to provide reasonable privacy for its occupants; and, (3) is within the economic means of the households who occupy it.

Adjusted Basis

Adjusted basis is as defined in the Internal Revenue Code.

Adverse Impact

Adverse impact means a negative consequence for the physical, environment resulting from an action or project.

Affordable Housing

Affordable housing means housing capable of being purchased or rented by a household with very low, low or moderate income, based on a household's ability to make monthly payments for the housing as determined through criteria established by Tuolumne County. [Resolution 117-06 adopted September 19, 2006]

Age

The age classification in the Housing Element is based on the age of the person in completed years as of April 1, 1990.

Agency

Agency means a governmental entity, department, office or administrative unit responsible for carrying out regulations.

Agricultural Building

An agricultural building is a structure designed and constructed to house farm

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implements, poultry, livestock, hay, grain, or other horticultural products.

Agricultural Laborer Housing

Agricultural laborer housing means temporary or permanent accommodations for twelve (12) or fewer employees engaged in agricultural operations or for the number of employees as otherwise provided by the Health and Safety Code. Accommodations shall include any living quarters as provided in the Health and Safety Code. [Resolution 97-04 adopted June 1, 2004]

Agricultural Land Use

Agricultural land use is defined as a commercial use of the land to produce food or fiber, upon the land and may include the packaging or processing of products originating on the land as well as compatible uses that are capable of co-existing with the current or future agricultural use without interfering with agricultural production.

Agricultural Lands

Agricultural lands are defined as those lands with a potential for crop production, or grazing, which combine suitable climatic, topographic, and soil conditions to produce food or fiber with or without irrigation and are capable of bringing a sufficient return to meet all production costs.

Agricultural Lands of Limited Importance

Agricultural lands of limited importance are agricultural lands which receive a score of 124 or less as determined by the agricultural rating system matrix.

Agricultural Lands of Local Importance

Agricultural lands of local importance are agricultural lands which receive a score of at least 125 but not more than 174 as determined by the agricultural rating system matrix.

Agricultural Preserve

Agricultural preserve means land designated for agriculture or conservation.

Agriculture

Agriculture means the use of land for the production of food and fiber, including the

growing of crops and/or the grazing of animals on natural or improved pasture land.

Agriculture-related Business

Agriculture-related business means businesses that support local agriculture, such as feed mills, poultry processing, creameries, auction yards, processing facilities, wineries and veterinarians.

Agricultural Support Services

Agricultural support services are land uses which support local agricultural land uses through processing agricultural products or providing services or supplies necessary to the operation of an agricultural land use. Examples of such support services include feed mills, dairy supplies, poultry processing, creameries, auction yards, wineries, and veterinarians.

Air Ambulance

An air ambulance is any rotor or fixed wing aircraft equipped and used for the primary purposes of responding to emergency calls and transporting critically ill or injured patients, whose medical flight crew has at a minimum two (2) attendants certified or licensed in advanced life support.

Air Pollution

Air pollution is the concentration of substances found in the atmosphere which exceed naturally occurring quantities and are undesirable or harmful in some way.

Airport Land Use Compatibility Plan

The Airport Land Use Compatibility Plan is a plan developed pursuant to Section 21675 of the California Public Utilities Code to provide guidelines for the ALUC to evaluate any new land uses under consideration by a public agency which may affect or be affected by airport activities to determine if these projects would be

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compatible with current and anticipated airport operations. [Resolution 78-09 adopted June 16, 2009]

Airport Land Use Commission (ALUC)

The Airport Land Use Commission (ALUC) is a commission established by the Tuolumne County Board of Supervisors in May, 1977 pursuant to Sections 21670-21677 of the California Public Utilities Code to promote the orderly development of each public airport within the County and its area of influence in such a manner as to safeguard both the welfare of the inhabitants in such areas and the interests of the general public and to assure safety of air navigation as well as to encourage the growth of air commerce.

Airport-related Use

Airport-related use means a use which supports airport operations including, but not limited to, aircraft repair and maintenance, flight instruction, and aircraft chartering.

Air Rights

Air rights are the rights granted by a property owner to use space above an existing right-of-way or other site.

Alley

Alley means a narrow service way, either public or private, which provides a permanently reserved but secondary means of public access not intended for general traffic circulations. Alleys typically are located along rear property lines.

Alluvial

Alluvial means soils deposited by stream action.

Alteration

Alteration means any change or modification, through private or public action, to the character-defining or significant physical features of a cultural resource. Such changes may be changes to or modification of structure, architectural details, or visual characteristics, grading, surface paving, the addition of new structures, cutting or removal of trees, landscaping, and other natural features, disturbance of archaeological sites or areas, and the placement or removal of any significant objects such as signs,

plaques, light fixtures, street furniture, walls, fences, steps, plantings, and landscape accessories affecting the significant visual and/or historical qualities of the property.

Ambient

Ambient means surrounding on all sides. It is a term used to describe measurements of existing conditions with respect to traffic, noise, air and other environments.

Amenity

Amenity is any service or facility which extends beyond the definition of adequate housing.

Annex

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

Anticipatory Demolition

Anticipatory demolition is the intentional removal or disturbance of a cultural resource during the environmental review process or within three years or less of submitting a development proposal.

Apartment

Apartment means one or more rooms of a building used as a place to live in a building containing at least one other unit used for the same purpose. Apartment also means a separate suite, not owner occupied, which includes kitchen facilities and is designed for and rented as the home, residence, or sleeping place of one or more persons living as a single housekeeping unit.

Approach Zone

Approach zone means the air space at each end of a landing strip that defines the glide path or approach path of an aircraft and which should be free

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from obstruction.

Appropriate

Appropriate means an act, condition or state which is considered suitable.

Aquifer

Aquifer means an underground, water-bearing layer of earth, porous rock, sand or gravel through which water can seep or be held in natural storage. Aquifers generally hold sufficient water to be used as a water supply.

Arable

Arable means land capable of being cultivated for farming.

Archaeological

Archaeological means relating to the material remains of past human life, culture or activities.

Archaeological Resource

See cultural resource.

Artesian

Artesian means an aquifer in which water is confined under pressure between layers of impermeable material. Wells tapping into an artesian stratum will flow naturally without the use of pumps. (See "Aquifer")

Base Flood

Base flood means in any given year, a 100-year flood that has 1% likelihood of occurring and is recognized as a standard for acceptable risk.

Bed and Breakfast

Bed and breakfast refers to a dwelling unit which provides lodging and breakfast for temporary overnight occupants for compensation.

Best Management Practices (BMP)

Best management practices mean any program, technology, process, siting criteria, operating method, measure or device which controls, prevents, removes, or reduces impacts from an action. The most effective, or "best" techniques are applied to each specific circumstance depending on the problem, physical or geopolitical setting.

Bikeway

Bikeway is a term that encompasses bicycle lanes, bicycle paths and bicycle routes.

Biological Resources

Biological resources include all vertebrate and invertebrate animal species and all plants and the habitats occupied by these plant and animal species.

Biomass

Biomass is plant material, used for the production of such things as fuel alcohol and non-chemical fertilizers. Biomass sources may be plants grown especially for that purpose or waste products from livestock, harvesting, milling or from agricultural production or processing.

Biotic Community

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

Bond

A bond is an interest-bearing promise to pay a stipulated sum of money, with the principal amount due on a specific date. Funds raised through the sale of bonds can be used for various public purposes.

Buffer

Buffer means an area or band of land that serves to separate inherently or potentially incompatible land uses, such as residential areas and areas of intensive agriculture, and acts to soften or mitigate the effects of one land use on the other. Buffers may be an expanse of undeveloped land, a water course, tree stand, landscape berm, roadway, ridge or other topographic feature.

Building

Building means any structure used or intended for supporting or sheltering any use or occupancy.

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Buildout; Build-out

Buildout means the development of land to its full potential or theoretical capacity as permitted under current or proposed land use designations or zoning districts.

Business Incubator

A business incubator is a facility which provides inexpensive, appropriately-sized space, access to commonly required administrative support services, and access to management, financial and technical assistance for the purpose of reducing small business failures by making it easier for them to survive the critical early stages of business development.

California Department of Forestry and Fire Protection (CDF)

The California Department of Forestry and Fire Protection (CDF) is the state agency that has primary responsibility for wildland fire protection on state and private lands within California pursuant to Sections 4102 and 4125-4127 of the State Public Resources Code. This is commonly referred to as the State Responsibility Area. Generally speaking, these are watershed lands which are not within incorporated cities, federal lands, or agricultural crop lands. CDF also has wildland fire protection responsibility on lands administered by the Bureau of Land Management, Bureau of Reclamation, and Army Corps of Engineers located within Tuolumne County through contract agreements with those federal agencies. CDF responds to structure and improvement fires during the fire season because they are a threat to its responsibilities and will act to extinguish these fires.

California Environmental Quality Act (CEQA)

The California Environmental Quality Act is a state law requiring state and local agencies to regulate activities with consideration for environmental protection.

California Forest Practice Rules

The California Forest Protection Rules are rules established under Title 14 of the California Code of Regulations Sections 895-1115.41 which set forth best management practices for timber harvesting activities.

California Forest Stewardship Program-Stewardship Program Incentive Program

This voluntary program is implemented through the California Department of Forestry and Fire Protection and encourages and financially assists land owners to manage private forest lands to provide economic and environmental benefits for themselves and future generations.

California Register of Historical Resources

The California Register of Historical Resources is a comprehensive listing of California's historical resources including those listed in or formally determined eligible for the National Register of Historic Places, California Registered Historical Landmarks No. 770 onward, and CA Points of Historical Interest that have been evaluated by the State Office of Historic Preservation. To be listed, a resources must be associated with events contributing to the broad patterns of the state's history and culture, or with historically important people; or it must embody distinctive characteristics of type, period, region, or construction method, or represent the work of a creative individual; or it must have a potential for yielding important information in California's history or prehistory.

Caltrans

Caltrans means the California Department of Transportation.

Capital Improvement Program (CIP)

A Capital Improvement Program is a plan, adopted by a city or county, that schedules physical improvements, usually for a minimum of five years in the future, to fit the projected fiscal capability of the jurisdiction. The program should be reviewed annually for conformance to and

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consistency with the General Plan.

Carbon Dioxide

Carbon dioxide is a colorless, odorless, non-poison gas that is a normal part of the atmosphere.

Carbon Monoxide

Carbon monoxide is 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.

Census

Census means the official decennial enumeration of the population conducted by the federal government.

Central Business District (CBD)

The Central Business District is the major commercial downtown center of a community.

Central California Information Center (CCIC)

The Central California Information Center (CCIC) is the resource inventory maintained by the Central California Information Center at California State University at Stanislaus, in Turlock.

Central Sierra Planning and Economic Development Council (CSPC)

The CSPC is the Council of Governments established by local governments in Alpine, Amador, Calaveras and Tuolumne Counties to facilitate regional planning for this area.

Certified Local Government Program

The Certified Local Government Program is a program sponsored by the California Office of Historic Preservation (SHPO) and the United States Department of the Interior that provides funding and technical assistance for local historic preservation programs and requires adoption of a county cultural resources protection ordinance and maintenance of a cultural resource inventory.

Channelization

Channelization means (1) The straightening and/or deepening of a watercourse for purposes of storm-runoff control or ease of navigation.

Channelization often includes lining of stream banks with a retaining material such as concrete. (2) At the intersection of roadways, the directional separation of traffic lanes through the use of curbs or raised islands which limit the paths that vehicles may take through the intersection.

Character

Character means special physical characteristics of a structure or area that set it apart from its surroundings and contribute to its individuality.

Circulation Element

Circulation element is one of seven State-mandated elements of a local general plan, it contains adopted goals, policies and implementation programs for the planning and management of existing and proposed thoroughfares, transportation routes, and terminals, all correlated with the land use element of the general plan.

City

City, with a capital "C," generally refers to the government or administration of a city. City, with a lower case "c" may mean any city, or may refer to the geographical area of the city (e.g., the city's bikeway system.)

Clear Zone

Clear zone is that section of an approach zone of an airport where the plane defining the glide path is 50 feet or less above the center line of the runway. The clear zone ends where the height of the glide path above ground level is above 50 feet. Land use under the clear zone is restricted.

Clustered Development

Clustered development means development in which a number of dwelling units are placed in closer proximity than usual, or are attached, with the purpose of retaining an open space area.

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Code Enforcement

Code enforcement is the power of the local government to require that all properties meet certain standards of construction, maintenance, health, and safety.

Commercial

Commercial is a land use classification which permits facilities for the buying and selling of commodities and services.

Commercial Strip

Commercial Strip means commercial development, usually one store deep, that fronts on a major street for a distance of one city block or more. Includes individual buildings on their own lots, with or without on-site parking, and small linear shopping centers with shallow on-site parking in front of the stores.

Community Care Facility

Community Care Facility means elderly housing licensed by the State Health and Welfare Agency, Department of Social Services, typically for residents who are frail and need supervision. Services normally include three meals daily, housekeeping, security and emergency response, a full activities program, supervision in the dispensing of medicine, personal services such as assistance in grooming and bathing, but not nursing care. Sometimes referred to as residential care or personal care. (See "Congregate Care.")

Community Development Block Grant (CDBG)

CDBG is a grant program administered by the U.S. Department of Housing and Urban Development (HUD) on a formula basis for entitlement communities, and by the State Department of Housing and Community Development (HCD) for non-entitled jurisdictions. This grant allots money to cities and counties for housing rehabilitation and community development, including public facilities and economic development.

Community Facilities District

Community Facilities District means, under the Mello-Roos Community Facilities Act of 1982 (Government Code Section 53311 *et seq.*), a legislative body may create within its jurisdiction a special

district that can issue tax-exempt bonds for the planning, design, acquisition, construction, and/or operation of public facilities, as well as provide public services to district residents. Special tax assessments levied by the district are used to repay the bonds.

Community Noise Equivalent Level (CNEL)

Community Noise Equivalent Level means a 24-hour energy equivalent level derived from a variety of single-noise events, with weighing factors of approximately 4.8 and 10 decibels applied to the evening (7:00 PM to 10:00 PM) and nighttime (10:00 PM to 7:00 AM) periods, respectively, to allow for the greater sensitivity to noise during these hours.

Community Park

A Community Park is land with full public access intended to provide recreation opportunities beyond those supplied by neighborhood parks. Community parks are larger in scale than neighborhood parks but smaller than regional parks.

Community Plan

A Community Plan is a geographically-specific element of the Tuolumne County General Plan.

Community Water System

A community water system is a public water system which serves at least 15 service connections used by yearlong residents or regularly serves at least 25 yearlong residents. (Section 64400.10 of the California Code of Regulations)

Commute-shed

A Commute-shed is the area from which people do or might commute from their homes to a specific workplace destination, given specific assumptions about maximum travel time or distance.

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Compatible

Compatible means, capable of existing together without conflict or ill effects.

other waters, harbors, fisheries, wildlife, minerals, and other natural resources.

Comprehensive Hazardous Waste Management Plan

The Comprehensive Hazardous Waste Management Plan, developed pursuant to Sections 25135 et sequitur of the California Health and Safety Code, intended to identify hazardous waste producers within Tuolumne County and the flow of wastes produced; identify means of handling the waste on or off site; and to determine if safe, effective, and economical facilities for the management of hazardous wastes are available when they are needed, and that these facilities are of the type, and operated in a manner, which protect public health and the environment.

Conservation value

The conservation value is the relative value of an area, if managed for the protection of one or several species, to the overall or long-term survival of those species and their habitats.

Congestion Management Plan (CMP)

A Congestion Management Plan is a plan, required by law to be adopted by cities and counties, to control and/or reduce the cumulative regional traffic impacts of development. The plan employs growth management techniques, including traffic level of service requirements, standards for public transit, trip reduction programs involving transportation systems management and jobs/housing balance strategies, and capital improvement programming.

Conserve

Conserve means to manage or utilize in order to prevent waste, destruction or neglect.

Consistent

Consistent means 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 programs such as the zoning ordinance.

Congregate Care

Congregate Care is apartment housing, usually for seniors, in a group setting that includes independent living and sleeping accommodations in conjunction with shared dining and recreational facilities. (See "Community Care Facility.")

Contact Rent

Contact rent is the monthly rent agreed to or contracted for, regardless of any furnishings, utilities, fees, meals, or services that may be included.

Conservation

Conservation means the management of natural and cultural resources to prevent waste, destruction, or neglect.

Cottage Industry

Cottage industry means any activity conducted for economic gain entirely within a dwelling or private garage, and carried out exclusively by the inhabitants thereof and which is merely incidental to the residential use of the parcel and does not change its residential character or appearance. (See "Home Occupation" and "Micro-enterprise".)

Conservation Element

Conservation Element is one of the seven State-mandated elements of a local general plan; it contains adopted goals, policies and implementation programs for the conservation, development, and use of natural resources including water and its hydraulic force, forests, soils, rivers and

Council of Governments (COG)

The COG is an organization created to undertake planning and whose membership is composed of elected officials of local governments in the planning area; recognized as an areawide planning organization by the U.S.

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Department of Housing and Urban Development and/or state agencies.

County

County, with a capital "C," generally refers to the government or administration of a county. County, with a lower case "c" may mean any county, or may refer to the geographical area of a county (e.g., the county's road system.)

County Integrated Waste Management Plan

The County Integrated Waste Management Plan is a plan developed pursuant to Section 40000 et sequitur of Division 30 of the California Public Resources Code to provide for planned management of solid waste within Tuolumne County. The Plan includes provisions for reduction of solid waste, recycling, management of household hazardous waste, and siting of solid waste facilities.

County Services Impact Mitigation Fee (CSIMF)

The County Services Impact Mitigation Fee (CSIMF) is a fee charged by Tuolumne County pursuant to Chapter 3.50 of the Tuolumne County Ordinance Code to mitigate the impact caused by new development and construction projects on public facilities and public services required to serve such new development.

Covenants, Conditions, and Restrictions (CC&Rs)

CC&Rs is a term used to describe restrictive limitations which may be placed on property and its use, and which usually are made a condition of a holding title or lease.

Criterion

Criterion is a standard upon which a judgment or decision may be based. (See "Standards.")

Critical-use structures

Critical-use structures are buildings or other structures that are critical for use during and immediately after natural disasters, particularly seismic-related events. Examples of critical-use buildings are hospitals, fire stations, police stations, and jails or prisons. Examples of critical-use structures are dams, sewage

treatment plants, and water treatment or storage facilities.

Cul-de-sac

A Cul-de-sac is a short street or alley with only a single means of ingress and egress at one end with a large turnaround at its other end.

Cultural Resource

Cultural resources relate only to remains and sites associated with human activities and include the following: prehistoric and ethnohistoric Native American sites, historic archaeological sites, historic buildings and elements or areas of the natural landscape which have traditional cultural significance to the citizens of Tuolumne County, the State of California, the foothill region, or the nation.

Cumulative Impact

Cumulative Impact is the total impact resulting from the accumulated impacts of individual projects or programs over time and is a term used in the California Environmental Quality Act (CEQA).

Day/Night Average Sound Level

The day/night average sound level is the average equivalent sound level during a 24-hour day, obtained after addition of ten (10) decibels to sound levels in the night after 10:00 p.m. and before 7:00 a.m.

Decibel (dB)

Decibel means a unit used to express the relative intensity of a sound as it is heard by the human ear. The decibel scale expresses sound level relative to a reference sound pressure of 20 micronewtons per square meter, which is the threshold of human hearing. Sound levels in decibels (dB) are calculated on a logarithmic basis. An increase of 10 decibels represents a 10-fold increase in acoustic energy, and

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an increase of 20 decibels corresponds to an 100-fold increase in acoustic energy. An increase of 10 dB is usually perceived as a doubling of noise.

dBA

dBA is the "A-weighted" scale for measuring sound in decibels; 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 though the noise is actually ten times more intense.

Dedication

Dedication means 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 often are made conditions for approval of a development by a city or county.

Dedication, In lieu of

In lieu of dedication means cash payments which 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.

Defensible space

Defensible space means, a 30-foot minimum area of non-combustible surfaces separating urban and wildland areas.

Demolition

Demolition is any act or process that destroys all or part of one or more cultural resources.

Density, Residential

Residential Density means the number of permanent residential dwelling units per acre of land. Densities specified in the General Plan are expressed in units per gross acre. (See "Acres, Gross," and "Acres, Net.")

Density Bonus

Density Bonus is 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 exchange for the provision or preservation of an amenity at the same site or at another location. [Resolution 117-06 adopted September 19, 2006]

Density Transfer

Density transfer is a way of retaining open space by concentrating densities--usually in compact areas adjacent to existing urbanization and utilities--while leaving unchanged historic, sensitive, or hazardous areas.

Department of Housing and Community Development (HCD)

The HCD is the State of California's department responsible for housing policy and programs. Establishes guidelines for preparation of local housing elements, prepares the statewide housing element, and offers technical assistance to local jurisdictions.

Department of Housing and Urban Development (HUD)

HUD is the federal government department responsible for administration of federal housing programs including, FmHA, Section 8 and Community Development Block Grants. Provides annual estimate on median income levels for Tuolumne County.

Design Review

Design Review is the comprehensive evaluation of an improvement to a parcel 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 guidelines. Under Design Review projects are reviewed against certain standards and criteria by a specially established design review board or committee.

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Detention Dam/Basin/Pond

Dams may be classified according to the broad function they serve, such as storage, diversion, or detention. Detention dams are constructed to retard flood runoff and minimize the effect of sudden floods. Detention dams fall into two main types. In one type, the water is temporarily stored, and released through an outlet structure at a rate that will not exceed the carrying capacity of the channel downstream. Often, the basins are planted with grass and used for open space or recreation in periods of dry weather. The other type, most often called a Retention Pond, allows for water to be held as long as possible and may or may not allow for the controlled release of water. In some cases, the water is allowed to seep into the permeable banks of gravel strata in the foundation. This latter type is sometimes called a Water-Spreading Dam or Dike because its main purpose is to recharge the underground water supply. Detention dams are also constructed to trap sediment. These are often called Debris Dams.

Deteriorated

Deteriorated refers to a housing unit which exhibits evidence of exterior wall, foundation, roof, chimney and doorway deficiencies which are physically capable of repair.

Developable Land

Developable land means land that is suitable as a location for structures and that can be developed without significant impact on natural and/or cultural resource areas.

Developer

A developer is any person or entity who carries out development.

Development

Development is defined as the approval of a discretionary permit or entitlement granted a developer by the County of Tuolumne, including but not limited to, Variance, Conditional Use Permit, Site Development Permit, Site Review Permit, Development Agreement, Final Subdivision Map and Parcel Map. Approval of ministerial permits or entitlements, such as a Building Permit,

Septic Permit, Well Permit, lot merger, lot line adjustment, or resubdivision resulting in four or fewer parcels, does not constitute development. Development does not include routine repair and maintenance activities. [Resolution 164-02 adopted December 10, 2002]

Development Fee

A Development Fee is a fee, also called an impact fee, levied on the developer of a project by a city, county, or other public agency as compensation for otherwise-unmitigated impacts the project will produce. California Government Code Section 66000, *et seq*, specifies that development fees shall not exceed the estimated reasonable cost of providing the service for which the fee is charged. To lawfully impose a development fee, the public agency must verify its method of calculation and document proper restrictions on use of the fund. (See "Impact Fee.")

Development Rights

Development rights mean the right to develop land by a land owner who maintains fee-simple ownership over the land or by a party other than the owner who has obtained the rights to develop. Such rights usually are expressed in terms of density allowed under existing zoning. For example, one development right may equal one unit of housing or may equal a specific number of square feet of gross floor area in one or more specified zoning districts.

Development Rights, Transfer of (TDR)

TDR, also known as "Transfer of Development Credits," is a program which can relocate potential development from areas where proposed land use or environmental impacts are considered undesirable (the "donor" site) to another

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("receiver") site chosen on the basis of its ability to accommodate additional units of development beyond that for which it was zoned. (See "Development Rights.")

Diameter at Breast Height (dbh)

Diameter at breast height is a standard measure of tree size equal to the trunk diameter measured in inches at a height of 4 1/2 feet above the creek. If a tree splits into multiple trunks below 4 1/2 feet, then the trunk is measured at its smallest diameter beneath the split.

Dilapidated

Dilapidated refers to a housing unit which exhibits severe defects of exterior wall, foundation, roof, chimney and doorway, and no longer provides safe shelter. Such units may require demolition if cost of rehabilitation exceeds subsequent value of structure.

Discourage

Discourage means to advise or persuade to refrain from.

Discretionary Decision

Discretionary decision is a term used in the California Environmental Quality Act (CEQA), which means an action taken by a governmental agency which calls for the exercise of judgment in deciding whether to approve and/or how to carry out a project.

District

District means (1) An area of a city or county that has a unique character identifiable as different from surrounding areas because of distinctive architecture, streets, geographic features, culture, landmarks, activities, or land uses. (2) A portion of the territory of a city or county within which uniform zoning regulations and requirements apply; a zone. (3) An agency of the state, formed pursuant to general law or special act, for the local performance of governmental or proprietary functions within limited boundaries, and which meet the definitions, limitations and exclusions found in Section 56036 of the California Government Code.

Diversion

Diversion means the direction of water in a

stream away from its natural course (*i.e.*, as in a diversion that removes water from a stream for human use).

Diversity

Diversity means differences among otherwise similar elements that give them unique forms and qualities. For Example, housing diversity can be achieved by differences in unit size, or cost.

Dwelling Unit

Dwelling unit means a room or group of rooms (including sleeping, eating, cooking and sanitation facilities, but not more than one kitchen), which constitutes an independent housekeeping unit, occupied or intended for occupancy by one household. Dwelling unit does not include a recreational vehicle. [Resolution 58-11 adopted July 19, 2011]

Earth-tone (color)

Earth-tone color is a color that is similar to that of the sky, native vegetation or native soils and stones occurring in Tuolumne County. These colors include, but are not limited to various shades of tans and browns, greens, grays, brick red, and sky blue.

Easement

Easement is usually the right to use property owned by another for specific purposes or to gain access to another property. For example, utility companies often have easements on the private property of individuals to be able to install and maintain utility facilities.

Easement, Conservation

A conservation easement is a tool for acquiring open space with less than full-fee purchase, whereby a public agency buys only certain specific rights from the land owner. These may be positive rights (providing the public with the opportunity to hunt, fish, hike,

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or ride over the land) or they may be restrictive rights (limiting the uses to which the land owner may devote the land in the future.)

Ecology

Ecology means the interrelationship of living things to one another and their environment; the study of such interrelationships.

Economic Base

Economic Base is the theory that essentially holds that the structure of the economy is made up of two broad classes of productive effort--basic activities which produce and distribute goods and services for export to firms and individuals outside a defined localized economic area, and nonbasic activities whose goods and services are consumed at home within the boundaries of the local economic area. Viewed another way, basic activity exports goods and services and brings new dollars into the area; non-basic activity recirculates dollars within the area.

Economic Development

Economic development is the process by which human, financial, capital, physical, and natural resources are mobilized to produce marketable goods and services.

Economic Development Company (EDC)

The Economic Development Company (EDC) is an independent entity charged with the responsibility of performing Economic Development functions for the County of Tuolumne and the City of Sonora.

Employment Development Department (EDD)

The Employment Development Department (EDD) is an agency of the State of California that prepares annual estimates of wage and salary employment by industry from employer reports.

Ecosystem

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

Egress

Egress is a means of exiting a site or area.

Eminent Domain

Eminent domain is the right of a public

entity to acquire private property for public use by condemnation, and the payment of just compensation.

Emission Standard

Emission standard is the maximum amount of pollutant legally permitted to be discharged from a single source, either mobile or stationary.

Encourage

Encourage means to stimulate or foster a particular condition through direct or indirect action by the private sector or government agencies.

Endangered Species

An endangered species is a species of animal or plant that is considered to be endangered when its prospects for survival and reproduction are in immediate jeopardy from one or more causes as defined in Section 15380 of the "Guidelines for California Environmental Quality Act"; Title 14, California Administrative Code, Sections 670.2 or 670.5; or Title 50, Code of Federal Regulations, Sections 17.11 or 17.12, pursuant to the Federal Endangered Species Act.

Engineering Study/of Soils and Geology

An engineering study is a report prepared by a California Registered Civil Engineer or a California Registered Geologist. This report shall include an adequate description of the soils and geology of the site, conclusions and recommendations regarding the effect of soil or geologic conditions on future development and recommended design criteria if clearly identifiable hazards are noted.

Enhance

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

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Entrepreneur

An entrepreneur is one who organizes, manages, and assumes the risks of a business or enterprise.

Ephemeral drainage

Ephemeral drainage is a dry channel throughout most of the year, bearing water only during and immediately after a rain.

Environment

Environment is defined under the California Environmental Quality Act (CEQA) as "the physical conditions which exist within the area which will be affected by a proposed project, including land, air, water, mineral, flora, fauna, noise, and objects of historic or aesthetic significance."

Environmental Impact Report (EIR)

Environmental Impact Report is a detailed evaluation of the effect upon a jurisdiction of a project (such as a General Plan Amendment or permit for a shopping center) as required by the California Public Resources Code. The report, which is circulated among citizens and government agencies for comment, identifies potential significant impacts and their effects, reviews mitigation measures proposed as part of the project to minimize those impacts, and discusses possible alternatives to the proposed project. The EIR is intended to ensure that a proposed project takes into consideration all factors and is implemented in a way that provides the most benefits and creates the least adverse impacts possible.

Environmental Impact Statement (EIS)

An Environmental Impact Statement is a study prepared under the National Environmental Policy Act to address the effect of development proposals and other major actions which significantly affect the environment.

Erosion

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

Equivalent Sound Level (L_{dn}):

The equivalent sound level is the sound level containing the same total energy as a time varying signal over a given sample period. L_{eq} is typically computed over 1,8 and 24-hour sample periods.

Evacuation Route

An evacuation route is a road network provided to allow persons to withdraw from an area threatened by a disaster, such as a flood or wildland fire.

Exaction

Exaction is a contribution or payment required as an authorized precondition for receiving a development permit; usually refers to mandatory dedication (or fee in lieu of dedication) requirements found in many subdivision regulations.

Expansive Soils

Expansive soils are soils which swell when they absorb water and shrink as they dry.

Facade Easement

A facade easement is an agreement between the owner of an historic structure or cultural resource and a government agency or preservation organization pursuant to which the agency or organization is given the right to review and approve changes to the exterior of the historic structure or resource before such changes may be sought or commenced. In exchange for granting a facade easement, the property owner may receive tax benefits in the form of a charitable contribution for conservation purposes.

Farmers Home Administration (FmHA)

Farmers Home Administration is a federal agency providing loans and grants for improvement projects and low-income housing in rural areas.

Fast Track Project Review

The fast track project review is a

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process of prioritizing development projects which will result in job creation/expansion and business retention.

Fault

Fault means a fracture in the earth's crust forming a boundary between rock masses that have shifted. Because rock in fault zones is crushed, even under static conditions, fault rupture zones are prone to ground water seepage and settlement problems.

Fault, Active

Active fault means a fault that has moved recently and which is likely to move again. For planning purposes, "active fault" is usually defined as one that shows movement within the last 11,000 years and can be expected to move within the next 100 years.

Fault, Capable

Capable fault means either an active or potentially active fault which is capable of generating an earthquake which could cause significant damage to structures in proximity to the fault.

Fault, Inactive

Inactive fault means a fault which shows no evidence of movement in recent geologic time and no potential for movement in the relatively near future.

Fault, Potentially Active

Potentially active fault means (1) a fault that had its latest movement within the Quaternary Period (the last 2,000,000 years) but before the Holocene Epoch (the last 11,000 years); (2) a fault which, because it is judged to be capable of ground rupture or shaking, poses an unacceptable risk for a proposed structure.

Fault Zone

Fault zone means a band along an existing trace where surface rupture has previously occurred in geologic time, and/or where physical movement of the ground surface from a few inches to a few feet can be anticipated to occur in the future. Many of the faults in Tuolumne County are part of the Foothills fault zone, which are a system with multiple branches

and sub-parallel fractures that have been located or mapped in a general sense. Due to the scale of previously existing interpretive mapping and the Geotechnical Interpretive Mapping project itself, the locations identified on the Geotechnical Interpretive Maps should be considered approximate.

Feasible

Feasible means capable of being done, executed, or managed successfully from the standpoint of the physical and/or financial abilities of the implementer(s).

Feasible, Technically

Technically feasible means capable of being implemented because the industrial, mechanical, or application technology exists.

Findings

Findings are the result(s) of an investigation and the basis upon which decisions are made. Findings are used by government agents and bodies to explain action taken by the entity.

Fire Hazard Area

A fire hazard area is one where, due to slope, fuel, weather, or other fire-related conditions, the potential loss of life and property from a fire necessitates special fire protection measures and planning before development occurs.

Fire Prevention

Fire prevention is practices designed to eliminate fire starts.

Fire Protection

Fire protection refers to measures designed to help preserve life and property in the event of a fire.

Fire Protection District

A fire protection district is a governmental agency established to provide life and property fire protection within their respective

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jurisdiction.

Fire-resistive

Fire-resistive means able to withstand specified temperatures for a certain period of time, such as a one-hour fire wall; not fireproof.

Fire Suppression

Fire suppression is planning, operations, and support services utilized to extinguish a wildland or structural fire.

First Responder Medical Aid

First responder medical aid is a program which allows Tuolumne County Fire Department personnel who have received training in emergency medical aid to provide care for patients until Emergency Medical Technicians arrive.

Fiscal Impact Analysis

Fiscal Impact Analysis is a projection of the direct public costs and revenues resulting from population or employment change to the local jurisdiction(s) in which the change is taking place. Enables local governments to evaluate relative fiscal merits of general plans, specific plans, or projects.

Flood, 100 Year

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

Flood Damage Prevention Ordinance

The Flood Damage Prevention Ordinance is an ordinance adopted by Tuolumne County to provide regulations regarding the ability to develop property within special flood hazard areas, as delineated on Flood Insurance Rate Maps. Adoption of this Ordinance is a requirement of the Federal Emergency Management Agency to qualify for the National Flood Insurance Program.

Flood, Flooding or Flood Water

A general and temporary condition of partial or complete inundation of normally dry land areas from the unusual and rapid accumulation or runoff of surface water.

Flood Hazard Area, Special

The special flood hazard area is an area having the probability of being inundated by a one hundred-year flood, and shown on a Flood Insurance Rate Map for Tuolumne County as Zone A or AE.

Flood hazard areas

Flood hazard areas are those areas subject to inundation.

Flood Insurance Rate Map (FIRM)

The Flood Insurance Rate Map (FIRM) is the official map on which the Federal Emergency Management Agency or Federal Insurance Administration has delineated both the areas of special flood hazards and the risk premium zones applicable to Tuolumne County.

Floodplain

The Floodplain is the relatively level land area on either side of the banks of a stream regularly subject to flooding. That part of the flood plain subject to a one percent chance of flooding in any given year is designated as an "area of special flood hazard" by the Federal Insurance Administration.

Floodplain, 100 Year

100-year floodplain means an area that has a one percent chance of being flooded in any given year. Over the long term, the area will be covered with flood waters on an average of once every 100 years.

Floodplain management regulation and regulatory method of flood control

The floodplain management regulation and regulatory method of flood control is the use of zoning ordinances, subdivision regulations, building codes, health regulations, and special purpose ordinances (such as the "Flood Damage Prevention Ordinance").

Floodproofing

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Floodproofing is 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 and sanitary facilities, structures, and their contents. Wet and dry flood proofing are the two basic types of floodproofing.

Floodproofing, dry

Dry floodproofing is measures (relocation, elevation, barriers) are taken to keep the structure dry.

Floodproofing, wet

Wet floodproofing allows water to enter the structure where changes have been made to minimize any damages due to water. Proper wet floodproofing leaves only cleaning up after the flood waters recede.

Floor-Area-Ratio (FAR)

Floor-area-ratio is the ratio of the gross building square footage permitted on a parcel to the square footage of the parcel. For example, on a parcel with 10,000 square feet of land area, an FAR of 1.00 will allow 10,000 square feet of gross square feet of building floor area to be built, regardless of the number of stories in the building, e.g., 5,000 square feet per floor on two floors or 10,000 square feet on one floor. On the same parcel, an FAR of 0.50 would allow 5,000 square feet of floor area and an FAR of 0.25 would allow 2,500 square feet.

Forest Practice Rules

Forest practice rules are the provisions that govern commercial timber production as regulated by the State Board of Forestry and administered by the California Department of Forestry and Fire Protection (CDF). Special forest practice rules may be proposed by Counties to modify the general rules and address local concerns.

Freeway

A freeway is a high-speed, high-capacity, limited-access transportation facility serving regional and county wide travel.

Friction Factor

Friction factor is constraint applied in a

traffic model to introduce an approximation of conditions that exist on streets in the city or county. These conditions reduce the speed of traffic and the desirability of specific links in the network upon which the traffic model distributes trips. Examples are, frequency of low-speed curves, frequency of driveways, narrowness of lanes, and lack of turning lanes at intersections.

Fuelbreak

A fuelbreak is an area where vegetation has been manipulated to reduce the rate of wildland fire spread.

Fuel Reduction

Fuel reduction is the reduction of natural vegetation for the purpose of reducing the structure and amount of fuel for wildland fire.

Gateway

A gateway is a point along a roadway entering a community or county at which a motorist gains a sense of having left the environs and of having entered the community or county.

General Plan

General Plan means a comprehensive, long-term framework for the physical development of a jurisdiction, required by State law, consisting of a statement of development policies and the proposals to implement those policies, together with appropriate diagrams. The General Plan must address at a minimum the following seven issues or elements: land use, circulation, housing, conservation, open space, safety and noise. Optional issues of concern to the County may be included. All development regulations, such as zoning, and physical improvement projects, must be consistent with the policies of the General Plan. The General Plan can be amended and should be reviewed and updated on a regular basis.

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Geographic Information System (GIS)

The Geographic Information System (GIS) is an integrated computer system for the collection, storage, manipulation and presentation of geographical data.

Geographic Information System Biological Resources Database

The Geographic Information System Biological Resources Database is the electronic databases maintained by the Tuolumne County Planning Department and containing the Tuolumne County Biological Resources Maps and the specific and general locations of special status species throughout the County.

Geologic Review

Geologic review is the analysis of geologic hazards, including all potential seismic hazards, surface ruptures, liquefaction, landsliding, mudsliding, and the potential for erosion and sedimentation.

Geological

Geological means pertaining to rock or solid matter.

Goal

Goal means the ultimate purpose of an effort stated in a way that is general in nature and incapable of measurement.

Granny Flat

A granny flat is a self-contained living unit, in addition to, the primary residential unit on a single lot. (See "Second Unit.")

Groundwater

Groundwater is water under the earth's surface that supplies wells, streams and rivers.

Groundwater Recharge

Groundwater recharge is the natural process of infiltration and percolation of rainwater from land areas or streams through permeable soils into water-holding rocks which provide underground storage ("aquifers").

Group Quarters

Group quarters include all persons not living in households. Two general categories of group quarters are recognized: (1) institutionalized persons

and (2) other persons in group quarters which includes all persons who live in group quarters other than institutions or persons who live in living quarters when there are 10 or more unrelated persons living in the unit. Also included are persons residing in certain other types of living arrangements regardless of the number of people sharing the unit.

Guidelines

Guidelines are general statements of policy direction.

Habitat

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

Habitat Conservation Plan

A Habitat Conservation Plan is a plan permitting the incidental take of a federally listed species and is defined in Section 10A(1)(b) of the Federal Endangered Species Act.

Habitat Maintenance Assessment District

The Habitat Maintenance Assessment District, established pursuant to the Habitat Maintenance Funding Act (aka SB 445, Craven, 1993) as described in Sections 2900 et. seq. of the California Fish and Game Code and Sections 50060 et. seq. of the California Government Code. The legislation permits these districts for a maximum of 30 years with an amount not to exceed \$25 per parcel plus percentage adjustments based on the California Consumer Price Index.

Habitat Management Plan

A Habitat Management Plan is the state equivalent of a Habitat Conservation Plan and permits the incidental take of a state-listed species. The plan is defined in Section 2081 of the California Fish and Game Code. The California Department of Fish and

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Game is converting to the same terminology used by the U.S. Fish and Wildlife Service and the preferred term for both Habitat Management Plans and Habitat Conservation Plans is Habitat Conservation Plan.

Hazardous Material

Hazardous Material is any substance that, because of its quantity, concentration, or physical or chemical characteristics, poses a significant present or potential hazard to human health and safety or to the environment if released into the workplace or the environment. The term includes, but is not limited to, hazardous substances and hazardous wastes.

Hazardous Materials Business Plan

The Hazardous Materials Business Plan is a plan required to be developed by each business which handles hazardous materials in reportable quantities pursuant to Chapter 6.95 (Sections 25500 et sequitur) of the California Health and Safety Code. The Plan generally includes a hazardous material inventory, site sketch, emergency response plans, and training in hazardous material handling.

Hazardous Materials Disclosure

The Hazardous Materials Disclosure is an inventory form for hazardous materials required to be completed by businesses and submitted to the Tuolumne County Environmental Health Division for determination of the need to prepare a Hazardous Materials Business Plan.

Hazardous Waste

Hazardous waste means a waste, or combination of wastes, which because of its quantity, concentration, or physical, chemical, or infectious characteristics may do either of the following: (1) Cause, or significantly contribute to, an increase in mortality or an increase in serious irreversible, or incapacitating reversible, illness. (2) Pose a substantial present or potential hazard to human health or environment when improperly treated, stored, transported, or disposed of, or otherwise managed.

Helitack

Helitack is a wildland firefighting unit which utilizes helicopter transport or

assault, and includes helicopter support services.

Heritage Corridor

Heritage Corridor means an historic trade route, water distribution route, transportation route, conveyance system, or trail, that is lined with visible cultural resources, or passes through historic or design review areas, or is representative of a major period in Tuolumne County or California history.

Heritage tourism

Heritage tourism is tourism generated by the heritage and cultural resources of the County.

Heritage Tourism Program

The Heritage Tourism Program is a National Trust for Historic Preservation initiative that provides technical and monetary support for tourism programs that focus on preserving and utilizing an area's cultural resources to attract tourists and tourist revenues.

High Occupancy Structures

High occupancy structures are those which are capable of being occupied by a large number of persons at any one time, and include those structures identified in Table 3-A of Volume 1 of the 1994 Uniform Building Code as Group and Division: A-1 through A-4; all E; all I; M; and R-1. Examples of high occupancy structures include schools, theaters, large stores, health care facilities, and hotels or apartment houses.

High-value Agricultural Lands

High-value agricultural lands are agricultural lands which receive a score of 175 or higher as determined by the agricultural rating system matrix.

Highway

A highway is a high-speed, high-

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capacity transportation facility serving regional and county wide travel.

Historic; Historical

Historical refers to a historic building or site that is noteworthy for its significance in local, state, or national history or culture, its architecture or design, or its works of art, memorabilia, or artifacts dating from and after 1750.

Historic Preservation

Historic Preservation is the preservation of historically significant structures, features and neighborhoods.

Home Occupation

Home occupation means any activity conducted for economic gain entirely within a dwelling or private garage, and carried out exclusively by the inhabitants thereof and which is merely incidental to the residential use of the parcel and does not change its residential character or appearance. (See "Cottage Industry" and "Micro-enterprise".)

Household

Household means all the persons--related or unrelated--who occupy a single housing unit. Persons not living in households are classified as living in group quarters.

Household Hazardous Waste

Household Hazardous Waste are those wastes resulting from products purchased by the general public for household use which, because of their quantity, concentration, or physical, chemical, or infectious characteristics, may pose a substantial known or potential hazard to human health or the environment when improperly treated, disposed, or otherwise managed.

Household Hazardous Waste Element (HHWE)

The Household Hazardous Waste Element (HHWE) is one element of the County Integrated Waste Management Plan prepared pursuant to Section 41510 of the California Public Resources Code which identifies programs for the safe collection, recycling, treatment, and disposal of hazardous wastes generated by households which should be separated from the waste stream.

Householder

Householder is the head of the household.

Households, Family

Family households include a householder and one or more other persons living in the same household who are related to the householder by birth, marriage, or adoption. The number of family households always equals the number of families; however, a family household may also include nonrelatives living with the family. Families are classified by type as either a married-couple family or other family which is further classified into "male householder" (a family with a male householder and no wife present) or "female householder" (a family with a female householder and no husband present).

Households, Market-Rate

Market-rate households are households who, on the basis of their income level, have the financial capability to meet housing needs without sacrificing other essential needs and without governmental assistance.

Households, Nonfamily

Nonfamily households are households that include a householder living alone or with nonrelatives only.

Households, Number of

Number of households is the count of all year-round housing units occupied by one or more persons. The concept of household is important because the formation of new households generates the demand for housing. Each new household formed creates the need for one additional housing unit or requires that one existing housing unit be shared by two households. Thus, household formation can continue to take place even without an increase in population, thereby increasing the demand for housing.

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Households, Overcrowding

Overcrowding households are households which have more than one person per room; excluding bathrooms.

Housing Authority

A housing authority is a local housing agency established in State law, subject to local activation and operation. Originally intended to manage certain federal subsidies, but vested with broad powers to develop and manage other forms of affordable housing.

Housing and Community Development Department of the State of California (HCD)

HCD is the State agency that has principal responsibility for assessing, planning for, and assisting communities to meet the needs of low-and-moderate-income households.

Housing Element

Housing Element is one of seven State-mandated elements of a local general plan; it assesses the existing and projected housing needs of all economic segments of the community, identifies potential sites adequate to provide the amount and kind of housing needed, and contains adopted goals, policies, and implementation programs for the preservation, improvement, and development of housing. Under the California Government Code, Housing Elements must be updated every five years.

Housing Units, Seasonal, Recreational, or Occasional Use

Seasonal, recreational, or occasional use housing units include vacant housing units used or intended for use only in certain seasons or for weekend or other occasional use throughout the year.

Housing Units, Vacant

A vacant housing unit is a housing unit that is vacant if no one is living in it at the time of enumeration, unless its occupants are only temporarily absent. Units temporarily occupied at the time of enumeration entirely by persons who have a usual residence elsewhere are also classified as vacant.

Housing and Urban Development, U.S. Department of (HUD)

HUD is a cabinet-level department of the federal government which administers housing and community development programs.

Housing Unit

A housing unit is the place of permanent or customary abode of a person or family. A housing unit may be a single family dwelling, a multi-family dwelling, a condominium, a modular home, a mobile-home, a cooperative, or any other residential unit considered real property under State law. A housing unit has, at least, cooking facilities, a bathroom, and a place to sleep. It also is a dwelling that cannot be moved without substantial damage or unreasonable cost. (See "Dwelling Unit, and "Household.")

Hydrocarbons

Hydrocarbons are a family of compounds containing carbon and hydrogen in various combinations. They are emitted into the atmosphere from manufacturing, storage and handling, or combustion of petroleum products and through natural processes. Certain hydrocarbons interact with nitrogen oxides in the presence of intense sunlight to form photochemical air pollution.

Identity

Identity is a consistent quality that makes a community, place, area, or building unique and gives it a distinguishing character.

Image

Image means the mental picture of impression of a community or place taken from memory and held in common by members of the community.

Impact

Impact is the effect of any direct

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man-made actions or indirect repercussions of man-made actions on existing physical conditions.

Impact Fee

Impact fee is a fee, also called a development fee, levied on the developer of a project by a city, county, or other public agency as compensation for otherwise-unmitigated impacts the project will produce. California Government Code Section 66000, *et seq*, specifies that the development fees shall not exceed the estimated reasonable cost of providing the service for which the fee is charged. To lawfully impose a development fee, the public agency must verify its method of calculation and document proper restrictions on use of the fund.

Impaired Waterway

An impaired waterway is a body of water listed under Section 303(d) of the Federal Clean Water Act as having environmentally-caused damage, such as high pesticide level, which results in the elimination of a beneficial use, such as fishing.

Impervious Surface

An impervious surface is a 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 Program

Implementation program means an action, procedure, measure or technique that carries out a General Plan policy.

Improvement

Improvement means a change in a parcel of land that adds value to the real property, such as the addition of a structure, utility or landscaping.

Incidental take

Incidental take refers to the disturbance or removal of a plant or animal species listed or designated as a candidate for listing under the State or Federal Endangered Species Acts where such take is incidental to, and not the purpose of, the carrying out

of an otherwise lawful activity.

Income

Income is salary and/or wages, interest from assets, tips, pensions, assistance grants.

Income Limits

Income limits are as defined by the Department of Housing and Community Development:

Very Low: Income not exceeding 50% of the median family income of Tuolumne County.

Other Low: Income between 50% and 80% of the median family income of Tuolumne County

Moderate: Income between 80% and 120% of the median family income of Tuolumne County.

Above Moderate: Income above 120% of the median family income of Tuolumne County.

Incorporation

Incorporation is the creation of a new city.

Incubator Space

Incubator space means retail or industrial space that is affordable to new, low-margin businesses.

Industrial

Industrial means the manufacture, production, and processing of consumer goods. Industrial is often divided into "heavy industrial" uses, such as construction yards, quarrying, and factories; and "light industrial" uses, such as research and development and less intensive warehousing and manufacturing.

Industry, Basic

Basic industry is the segment of economic activity that brings dollars to a region from other areas. Traditional examples are manufacturing, mining and agriculture. The products of all of these activities are exported (sold) to other regions. The money thus

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brought into the local economy is used to purchase locally-provided goods and services as well as items that are not available locally and that must be imported from other regions. Other, less traditional examples of basic industry are tourism, higher education, and retirement activities that also bring new money into a region.

Industry, Non-basic

Non-basic industry is the segment of economic activity that is supported by the circulation of dollars within a region. Examples are the wholesale, retail, and service functions that supply goods and services to local sources of demand such as businesses, public agencies, and households.

Infill Development

Infill development means development of vacant land (usually individual lots or left-over properties) within areas that are already largely developed.

Infrastructure

Infrastructure means public services and facilities, such as sewage disposal systems, water supply systems, other utility systems, and roads.

Ingress

Ingress is a means of entering a site or area.

Insurance Services Office (ISO)

The Insurance Services Office (ISO) is an organization which provides rating and insurance underwriting information to insurance companies throughout the country. An ISO survey evaluates the fire protection and fire defense systems of a particular jurisdiction. The results of the survey are then used as a basis for the establishment of fire insurance rates in the area.

Inter-agency

Inter-agency indicates co-operation between or among two or more discrete agencies in regard to a specific program.

Interest, Fee

Fee interest entitles a land owner to exercise complete control over use of land, subject only to government land use regulations.

Intermittent Stream

An intermittent stream is a stream channel that carries water for at least thirty (30) days after the last major rain of the season and is dry a large part of the year. This type of channel receives groundwater flow when it is available.

Inundation

Inundation means covered or overwhelmed with water.

Issues

Issues are important unsettled community matters or problems that are identified in a community's general plan and dealt with by the plan's goals, policies, and implementation programs.

Jobs/Housing Balance; Jobs/Housing Ratio

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

Joint Powers Authority (JPA)

Joint Powers Authority is a legal arrangement that enables two or more units of government to share authority in order to plan and carry out a specific program or set of programs that serves both units.

Jurisdictional Wetlands

Jurisdictional wetlands are those areas subject to Section 404 of the clean Water Act (aka The Federal Water Pollution Control Act, 33USC 1251-1387) and areas subject to Sections 1600-1607 of the California Fish and Game Code. Examples of these wetlands are detailed in the Tuolumne County Biological Resources Management

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Handbook.

Land Banking

Land banking is the purchase of land by a local government for use or resale at a later date. "Banked lands" can be used for development of low-and moderate-income housing, expansion of parks, and development of industrial and commercial centers. Federal rail-banking law allows railroads to bank unused rail corridors for future rail use while allowing interim use as trails.

Landmark

Landmark (1) Refers to a building, site, object, structure, or significant tree, having historical, architectural, social, or cultural significance. (2) A visually prominent or outstanding structure or natural feature that functions as a point of orientation or identification.

Landscaping

Landscaping is planting--including trees, shrubs, and ground covers--suitably designed, selected, installed, and maintained as to enhance a site or roadway permanently.

Landslide

Landslide is a general term for a falling mass of soil or rocks.

Land Trusts

Land trusts are existing organizations that will accept lands or provide assistance include: The Land Trust Alliance located in Washington, D.C. (202) 638-4725; The Nature Conservancy located in San Francisco (415) 281-0452; The Trust for Public Land located in San Francisco (415) 495-4014; The Center for Natural Lands Management located in Sacramento (916) 481-6454 and The American Farmland Trust is located in Davis (916) 753-1073.

Land Use

Land use means the occupation or utilization of land for any human activity or any purpose defined in the General Plan.

Land Use Element

A Land Use Element is a required element of the General Plan that uses text and diagrams to designate the future use or

reuse of land within a given jurisdiction's planning area. The land use element serves as a guide to the structuring of zoning and subdivision controls, urban renewal and capital improvements programs, and to official decisions regarding the distribution and intensity of development and the location of public facilities and open space.

Land Use Regulation

Land use regulation is a term encompassing the regulation of land in general and often used to mean those regulations incorporated in the General Plan, as distinct from zoning regulations which are more specific.

Large Family

A large family is a family of five or more persons.

L_{dn}

L_{dn} means the energy equivalent, defined as the average sound level on the basis of sound energy or sound pressure squared. The L_{dn} is a "dosage" type measure and is the basis for the descriptors used in current standards, such as the 24-hour CNEL used by the State of California.

Lease

A lease is a contractual agreement by which an owner of real property (the lessor) gives the right of possession to another (a lessee) for a specified period of time (term) and for a specified consideration (rent).

Leasehold Interest

Leasehold interest means (1) The interest which the lessee has in the value of the lease itself in condemnation award determination. (2) The difference between the total remaining rent under the lease and the rent the lessee would currently pay for similar space for the same period time period.

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L_{eq}

L_{eq} is the energy equivalent level, defined as the average sound level on the basis of sound energy (or sound pressure squared). The L_{eq} is a "dosage" type measure and is the basis for the descriptors used in current standards, such as the 24-hour CNEL used by the State of California.

Level of Service (LOS) Standard

Level of service (LOS) is a standard used by governmental agencies to measure the quality or effectiveness of a service or the performance of a facility such as police, fire and library service.

Level of Service, Traffic

The traffic level of service means a scale that measures the amount of traffic that can be accommodated on a roadway segment or at an intersection. Traffic levels of service range from A to F, with A representing the highest level of service, as follows:

Level of Service A

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

Level of Service B

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

Level of Service C

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

Level of Service D

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

Level of Service E

Describes 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.

Level of Service 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

Liquefaction is 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.

L_{max}

L_{max} is the energy equivalent level for the peak sound events measured for any period of time no matter how brief, on the basis of maximum sound energy measured during a noise event higher than the background noise. L_{max} is similar to L_{eq}, but instead of an *average* over the period of time, the L_{max} is determined by the instantaneous *peak* during any sound event that exceeds the background sound level.

Local Agency Formation Commission (LAFCO)

LAFCO is a statutorily-required five-member commission in Tuolumne 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.

Local Transportation Commission (LTC)

The Local Transportation Commission (LTC) is also known as the Tuolumne County and Cities Area Planning Council (TC/CAPC) and designated under

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Section 29532(b) of the California Government Code. The LTC acts as the lead planning and administrative agency for transportation projects and programs in Tuolumne County.

Long Term Care Facility

Long Term Care Facility means any skilled nursing facility, intermediate care facility, or congregate living health facility licensed pursuant to the provisions of the California Health and Safety Code.

Lot

A lot is a parcel of land used or intended for one use or a group of uses. (See "Site.")

Low-Income Household

A household with an annual income usually no greater than 80 percent of the area median family income adjusted by household size, as determined by a survey of incomes conducted by a city or a county, or in the absence of such a survey, based on the latest available eligibility limits established by the U.S. Department of Housing and Urban Development (HUD) for the Section 8 housing program.

Maintain

Maintain means to keep in an existing state.

Mandatory Element

Mandatory Element is a component of the General Plan required by State Law. The California Government Code requires that a General Plan include elements dealing with seven subjects--circulation, conservation, housing, land use, noise, open space, and safety--and specifies to various degrees the information to be incorporated in each element.

May

May means that which is permissible.

Medi-flight

Medi-flight means medical evacuation using a helicopter to transport injured persons from remote locations, which are inaccessible by ground ambulance, or to distant hospital facilities, which would require excessive time by ground ambulance.

Mello-Roos Bonds

Mello-Roos Bonds are locally issued bonds that are repaid by a special tax imposed on property owners within a "community facilities" district established by a governmental entity. The bond proceeds can be used for public improvements and for a limited number of services. The name Mello-Roos is derived from the program's legislative authors.

Mercalli Intensity Scale

Mercalli Intensity Scale is a subjective measure of the observed effects, such as human reactions, structural damage, geologic effects of an earthquake. Expressed in Roman numerals from I to XII.

Micro-enterprise

Home occupation means any activity conducted for economic gain entirely within a dwelling or private garage, and carried out exclusively by the inhabitants thereof and which is merely incidental to the residential use of the parcel and does not change its residential character or appearance. (See "Cottage Industry" and "Home Occupation".)

Microclimate

Microclimate is the climate of a small, distinct area, such as a street or a building's courtyard which can be favorably altered through functional landscaping, architecture, or other design features.

Mills Act

The Mills Act is State legislation that provides an alternative tax formula for assessing and taxing qualified historic properties if the owner is willing to restore and maintain the property.

Mineral Occurrence

A mineral occurrence means any ore or economic mineral in any

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concentration found in bedrock or as float; especially a valuable mineral in sufficient concentration to suggest further exploration.

Mineral Resource

A mineral resource is a concentration of naturally occurring solid, liquid, or gaseous material in or on the Earth's crust in such form and amount that economic extraction of a commodity from the concentration is currently or potentially feasible.

Mineral Resource Classification

A mineral resource is land on which known deposits of commercially viable mineral or aggregate deposits exist. This classification is applied to sites determined by the State Division of Mines and Geology as being a resource of regional significance, and is intended to help maintain the quarrying operations and protect them from encroachment of incompatible land uses.

Minimize

Minimize means to reduce or lessen, but not necessarily to eliminate.

Mining

Mining is the act or process of extracting resources, such as coal, oil, or minerals, from the earth.

Mineral Preserve Zone (-MPZ)

Mineral Preserve Zone is an overlay applied on other (primary) land use designations, whose purpose is to protect lands best suited for mineral or aggregate extraction from the encroachment of incompatible land uses and to preserve such land for resource production. [Resolution 25-99 adopted February 23, 1999]

Ministerial Decision

A ministerial decision is an action taken by a governmental agency which follows established procedures and rules and does not call for the exercise of judgment in deciding whether to approve a project.

Mitigate

Mitigate means to ameliorate, alleviate, or avoid to the extent reasonably feasible.

Mixed-use

Mixed-use is a land use designation which allows properties to have various uses, such as office, commercial, institutional, and residential, combined in a single building or on a single site in an integrated development project with significant functional inter-relationships and a coherent physical design. A "single site" may include contiguous properties.

Moderate-income Household

A moderate-income household is a household with an annual income between the lower income eligibility limits and 120 percent of the area median family income adjusted by household size, usually as established by the U.S. Department of Housing and Urban Development (HUD) for the Section 8 housing program.

MRZ-2a

MRZ-2a are areas underlain by mineral deposits where geologic data indicate that significant measured or indicated resources are present. As shown on the California Mineral Land Classification Diagram (Located at the end of the Mineral Resource Section), MRZ-2 is divided on the basis of both degree of knowledge and economic factors. Areas classified as MRZ-2a contain discovered mineral deposits that are either measured or indicated reserves as determined by such evidence as drilling records, sample analysis, surface exposure, and mine information. Land included in the MRZ-2a category is of prime importance because it contains known economic mineral deposits.

MRZ-2b

MRZ-2b are areas underlain by mineral deposits where geologic information indicates that significant inferred resources are present. Areas classified as MRZ-2b contain discovered mineral

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deposits that are either inferred reserves as determined by limited sample analysis, exposure, and past mining history or are deposits that presently are sub-economic. Further exploration work and/or changes in technology or economics could result in upgrading areas classified MRZ-2b to MRZ-2a.

MRZ-3a

MRZ-3a are areas containing known mineral occurrences of undetermined mineral resource significance. Further exploration work within these areas could result in the reclassification of specific localities into MRZ-2a or MRZ-2b categories. As shown on the California Mineral Land Classification Diagram located in the Conservation and Open Space Element, MRZ-3 is divided on the basis of knowledge of economic characteristics of the resources.

Multiplier Effect

The multiplier effect is the recirculation of money through the economy which multiplies its impact on jobs and income. For example, money paid as salaries to industrial and office workers is spent on housing, food, clothes and other locally-available goods and services. This spending creates jobs in housing construction, retail stores (e.g., grocery and drug stores) and professional offices. The wage paid to workers in those industries is again re-spent, creating still more jobs. Overall, one job in basic industry is estimated to create approximately one more job in non-basic industry.

Must

Must means that which is mandatory.

National Ambient Air Quality Standards

The National Ambient Air Quality Standards are the prescribed level of pollutants in the outside air that cannot be exceeded legally during a specified time in a specified geographical area.

National Environmental Policy Act (NEPA)

NEPA is an act passed in 1974 establishing federal legislation for national environmental policy, a council on environmental quality, and the requirements for environmental impact

statements.

National Fire Protection Association (NFPA)

The National Fire Protection Association (NFPA) is an organization formed to promote the science and improve the methods of fire protection and prevention, electrical safety, and other related safety goals; to obtain and circulate information on these subjects; and to secure the cooperation of its members and the public in establishing proper safeguards against loss of life and property. Compliance with NFPA documents is required in the Tuolumne County Fire Safety Standards (Tuolumne County Ordinance Code, Chapter 15.20).

National Flood Insurance Program

The National Flood Insurance Program is a federal program which authorizes the sale of federally subsidized flood insurance in communities where such flood insurance is not available privately.

National Historic Preservation Act

The National Historic Preservation Act is a 1966 federal law that established a National Register of Historic Places and the Advisory Council on Historic Preservation, and which authorized grants-in-aid for preserving historic properties.

National Register of Big Trees

The National Register of Big Trees is a publication by the American Forester's Association which includes the Bennett Juniper and the Douglas Picnic Area's Jeffrey Pine.

National Register of Historic Places

The National Register of Historic Places is the official list, established by the National Historic Preservation Act, of sites, districts, buildings, structures, and

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objects significant in the nation's history or whose artistic or architectural value is unique.

National Register Designation of 1 - listed on the National Register

National Register designation 2 - determined eligible for listing by formal process involving federal agencies.

National Register designation 3-appears to be eligible for listing in the judgment of the person completing the form

National Register designation 4-might become eligible for listing

National Register designation of 5 - ineligible for listing, but of local interest and eligible for the Tuolumne County Register of Cultural Resources.

Natural State

Natural state means the condition existing prior to development.

Necessary

Necessary means essential or required.

Need

Need means a condition requiring supply or relief. The County may act upon findings of need within or on behalf of the community.

Neighborhood Park

Neighborhood park means land intended to serve the recreation needs of people living or working within one-half mile radius of the park.

New Community

New community means an area designated in the Tuolumne County General Plan for urban development for which a community plan must be prepared and adopted prior to development.

Nitrogen Oxide(s)

Nitrogen oxide(s) is a reddish brown gas that is a byproduct of combustion and ozone formation processes. Often referred to as NOX, this gas gives smog its "dirty air" appearance.

Noise

Noise is any sound which 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

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

Noise Contour

Noise contour is a line connecting points of equal noise level as measured on the same scale. Noise levels greater than the 60 L_{dn} contour (measured in dBA) require noise attenuation in conjunction with development of noise sensitive land uses.

Noise Element

Noise Element is one of the seven State-mandated elements of a local general plan; it assesses noise levels of highways and freeways, local arterials, railroads, airports, local industrial plants, and other ground stationary sources, and adopts goals, policies, and implementation programs to reduce the community's exposure to noise.

Noise Sensitive Uses

Noise sensitive uses are those land uses that involve activities where excessive noise levels could cause adverse health effects or disrupt activity. Noise sensitive uses include urban residential land uses, transient lodging, schools, theaters, churches, hospitals, nursing homes and other similar uses.

Non-attainment

Non-attainment means the condition of not achieving a desired or required level of performance. Frequently used in reference to air quality.

Non-conforming Use

Non-conforming use is a use

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which was valid when brought into existence, but by subsequent regulation becomes no longer conforming. "Non-conforming use" is a generic term and includes (1) non-conforming structures (by virtue of size, type of construction, location, or proximity to other structures), (2) non-conforming use of a conforming building, (3) non-conforming use of a non-conforming building, and (4) non-conforming use of land. Non-conforming uses are permitted to continue for a designated period of time, subject to certain restrictions.

Nontransient-noncommunity Water System

The Nontransient-noncommunity Water System is a public water system that is not a community water system and that regularly serves at least the same 25 persons over 6 months of the year. An example would be an office building served by a well that provides water supply to the same group of people daily during working hours. (Section 64400.80 of the California Code of Regulations)

Notice

A Notice is a legal document announcing the opportunity for the public to present their views to an official representative or board of a public agency concerning an official action pending before the agency.

Open Space Element

An Open Space Element is one of the seven State-mandated elements of a local general plan; it contains an inventory of privately and publicly owned open-space lands, adopted goals, policies, and implementation programs for the conservation and management of open space lands.

Open Space Land

Open space land is any parcel or area of land or water which is essentially unimproved and devoted to a use for the purposes of (1) the preservation of natural resources, (2) the managed production of resources, (3) outdoor recreation, or (4) public health and safety.

Ordinance

An ordinance is a law or regulation set forth and adopted by the County of Tuolumne.

Outdoor Activity Areas

Outdoor activity areas are areas such as, patios, decks, balconies, outdoor eating areas, swimming pool areas, yards of dwellings and other areas which have been designated for outdoor activities and recreation.

Outer Approach Zone

An Outer Approach Zone means airspace in which an air-traffic controller initiates radar monitoring for incoming flights approaching an airport.

Ozone

Ozone is a tri-atomic form of oxygen (O₃) created naturally in the upper atmosphere by a photochemical reaction with solar ultraviolet radiation. In the lower atmosphere, ozone is a recognized air pollutant that is not emitted directly into the environment, but is formed by complex chemical reactions between oxides of nitrogen and reactive organic compounds in the presence of sunlight, and becomes a major agent in the formation of smog.

Parcel

Parcel means a lot, unit or tract of real property which is legally separate from any adjacent property.

Parks

Parks are open space lands whose primary purpose is recreation.

Patrol Person

Patrol person is a sworn law enforcement officer of the Tuolumne County Sheriff's Department.

Peak Hour/Peak Period

Peak Hour/Peak Period is for any given roadway, a daily period during which traffic volume is highest, usually occurring in the morning and evening commute periods.

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Perennial stream

A perennial stream is a stream channel that carries water the year round, being fed by a fairly stable groundwater flow. May be small or large, however when large, it may be referred to as a river.

Performance Standards

Performance standards are zoning regulations that permit uses based on a particular set of standards of operation rather than one particular type of use. Performance standards typically provide specific criteria such as limiting noise, air pollution, fire hazards, wastes, traffic impacts, and visual impact.

Policy

Policy means a specific statement in which the legislative body expresses a clear commitment to take a particular course of action.

Pollutant

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

Pollution

Pollution means the presence of matter or energy whose nature, location, or quantity produces undesired environmental effects.

Pollution, Non-Point

Non-point pollution refers to sources for pollution which are less definable and usually cover broad areas of land, such as agricultural land with fertilizers which are carried from the land by runoff, or automobiles.

Pollution, Point

Point pollution refers to water quality, a discrete source from which pollution is generated before it enters receiving waters, such as a sewer outfall, or an industrial waste pipe.

Poverty Level

Poverty level means, as used by the U.S. Census, families and unrelated individuals classified as being above or below the poverty level based on a poverty index which provides a range of income cutoffs or "poverty thresholds" varying by size of family, number of children, and age of

householder. The income cutoffs are updated each year to reflect the change in the Consumer Price Index.

Prehistoric

Prehistoric means pre 1750.

Preserve

Preserve means (1) An area in which beneficial uses in their present condition are protected; for example, a nature preserve or an agricultural preserve. (See "Agricultural Preserve"), (2) To keep safe from destruction or decay; to maintain or keep intact. (See Maintain)

Principle

Principle is an assumption, fundamental rule, or doctrine that will guide general plan policies, and implementation programs. "Adjacent land uses should be compatible with one another" is an example of a principle.

Principal Dwelling

Principal dwelling means a single family detached dwelling that generally is established first and is the largest dwelling on a parcel.

Program

Program means an action, activity, or strategy carried out in response to adopted policy to achieve a specific goal or objective. Policies and programs establish the "who," "how" and "when" for carrying out the "what" and "where" of goals and objectives.

Pro Rata

Pro rata refers to the proportionate distribution of something to some thing or some group, such as the cost of infrastructure improvements associated with new development apportioned to the users of the infrastructure on the basis of projected use.

Protect

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Protect means to maintain and preserve beneficial uses in their present condition as nearly as possible.

Public Agency

Public agency means any city, county, city and county, special district or other political subdivision of the State, including a joint powers entity created pursuant to Chapter 5 (commencing with Section 6500) of Division 7 of Title 1 of the California Government Code.

Public and Quasi-public Facilities

Public and quasi-public facilities means institutional, academic, governmental and community service uses, either publicly owned or operated by non-profit organizations.

Public Sewer System

A public sewer system is a community or regional system for the collection, treatment and disposal of sewage which meets all applicable State and local laws.

Public Utility

Public utility means any agency that, under public franchise or ownership, or under certificate of convenience and necessity, or by grant of authority by a governmental agency, provides the public with electricity, gas, heat, steam, communication, transportation, water, sewage collection, or other similar service.

Public Water Distribution System

A Public Water Distribution System is a public water system that is either publicly or privately owned, and distributes water from a common source or sources to multiple residences or facilities. Public water systems which provide water to single or a very small number of facilities, such as transient-noncommunity water systems or nontransient-noncommunity water systems are not considered public water distribution systems. Community water systems, utility districts, private water companies regulated by the Public Utilities Commission (PUC) and similar examples of public water systems are considered public water distribution systems.

Public Water System

A public water system is a system of

obtaining water from a groundwater or surface water source, storing, and distributing the water to customers either paying-or non-paying, usually after some sort of treatment to render the water potable. A system that provides water for a total of four or less residential households is not considered a public water system. Systems which distribute water to greater than four residential households, community water systems, transient-noncommunity water systems and nontransient-noncommunity water systems are all examples of public water systems.

Qualified Professional

A qualified professional is a professional qualified to perform cultural resource investigations for Tuolumne County as specified in the Professional Standards Appendix.

Rare, Threatened or Endangered Species

Rare, threatened or endangered species means a species of animal or plant listed in: Sections 670.2 or 670.5, Title 14, California Administrative Code; or Title 50, Code of Federal Regulations, Section 17.11 or Section 17.2, pursuant to the Federal Endangered Species Act designating species as rare, threatened, or endangered.

Reclamation

Reclamation is the reuse of resources, usually those present in solid wastes or sewage.

Recognize

Recognize means to officially (or by official action) identify or perceive a given situation.

Recreation, Active

Active recreation is a type of activity which requires the use of organized play areas including, but not limited to, softball, baseball, football and soccer

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fields, tennis and basketball courts and various forms of children's play equipment.

Recreation, Passive

Passive recreation is a type of activity which does not require the use of organized play areas.

Recycle

Recycle is the process of extraction and reuse of materials from waste products.

Recycling Market Development Zone

The recycling market development zone is an area created by a community for the purposes of attracting industry which manufactures products from recycled materials.

Redevelop

Redevelop means to demolish existing buildings; or to increase the overall floor area existing on a property; or both; irrespective of whether a change occurs in land use.

Regional

Regional pertains to activities or economics at a scale greater than that of a single jurisdiction, and affecting a broad geographic area.

Regional Housing Needs Plan

The Regional Housing Needs Plan is a qualification by a Council of Government (COG) or by HCD of existing and projected housing need, by household income group, for all localities within a region.

Regional Park

A regional park is a park typically 150-500 acres in size focusing on activities and natural features not included in most other types of parks and often based on a specific scenic or recreational opportunity.

Regional Transportation Plan (RTP)

The Regional Transportation Plan (RTP) is prepared pursuant to Chapter 2.5 (Sections 65080 et sequitur) of the California Government Code and serves as the base document for all transportation planning in Tuolumne County. The RTP is updated biennially and establishes policy direction for all

transportation projects and programs in the County.

Regulation

Regulation means a rule or order prescribed for managing government.

Rehabilitation, Needing

Needing rehabilitation refers to a housing unit which in its present state endangers the health, safety, or welfare of its occupants; is economically feasible to repair.

Residential, Multiple Family

Multiple family residential is usually three or more dwelling units on a single site, which may be in the same or separate buildings.

Residential, Single Family

Single family residential is a single dwelling unit on a building site.

Response Time

Response time is the time required for fire protection equipment (fire, law enforcement, ambulance) to arrive at the scene of an emergency call (when an emergency dispatcher has obtained sufficient information, such as call back number, location, and symptom(s)/type of incident so that a proper dispatch can be determined and made) to arrive at the scene. The time of arrival is defined as the time at which the responding personnel and equipment is not greater than 200 feet from the location of the incident and/or has checked into a staging area.

Restore

Restore means to renew, rebuild, or reconstruct to a former state.

Restrict

Restrict means to check, bound, or decrease the range, scope, or incidence of a particular condition.

Retail Leakage

Retail leakage is the difference

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between actual retail sales and the total estimated retail spending of residents, as well as second homeowners and visitors.

Retrofit

Retrofit means to add materials and/or devices to an existing building or system to improve its operation or efficiency. Buildings have been retrofitted to use solar energy and to strengthen their ability to withstand earthquakes, for example.

Revolving Loan Fund

A revolving loan fund is usually a government sponsored loan program in which specific amount of public funds are set aside to make loans for specific purposes. As loans are repaid, the funds are loaned out again.

Rezoning

Rezoning means an amendment to the map and/or text of a zoning ordinance to effect a change in the nature, density, or intensity of uses allowed in a zoning district and/or on a designated parcel or land area.

Richter Scale

The Richter Scale is a measure of the size of energy release of an earthquake as 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.

Rideshare

Rideshare means a travel mode other than driving alone, such as buses, rail transit, carpools, and vanpools.

Ridgeline

Ridgeline means a line connecting the highest points along a ridge and separating drainage basins or small-scale drainage systems from one another.

Right-of-way

Right-of-way means a strip of land occupied or intended to be occupied by certain transportation and public use facilities, such as roadways, railroads, and utility lines.

Riparian Habitat or Community

Riparian habitat means the land, plants and animal life bordering a stream, river or lake. The riparian community is defined

as coinciding with the 100-year flood plain of a water body.

Risk

Risk means the danger or degree of hazard or potential loss.

River

A river is a relatively large perennial stream, main stream, or larger branches of a drainage system.

Road, Through

Through road means an arterial road, a collector road, or any other road or road segment on which it is possible to enter at one end via any route from an arterial or collector road and to depart at the other end and reach an arterial or collector road without retracing any portion of the ingress route, with all portions of the ingress/egress route meeting the minimum design standards for roadways as established by the County of Tuolumne.

Roadways, Functional System

Functional System of Roadways refers to Tuolumne County's network of transportation routes which are classified as follows:

Rural Principal Arterial

Rural principal arterial refers to a network of routes functioning primarily for the movement of through traffic, usually on continuous routes, with trip length and capacities suitable for substantial statewide of interstate travel. The State Department of Transportation is the agency responsible for improving and maintaining these routes.

Rural Minor Arterial

Rural minor arterial functions in conjunction with the principal major arterials to form a network providing high speed, high volume travel corridors for movement between traffic generators such as cities, large towns and resort areas and uninterrupted

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intercounty travel. Rural minor arterials are spaced consistent with population density to provide a relatively high level of service to all developed areas of the State. The State Department of Transportation is the agency responsible for improving and maintaining these routes.

Rural Collector

Rural collector routes provide service between local roads and the arterial system and are primarily important for intracounty travel. These routes are subclassified as follows:

Major Collector

Major collector routes function as corridors for through traffic within local areas providing service to towns and other major traffic generators within the County which are not directly served by the arterial system. They also serve to link minor collectors and local access roads with nearby towns and communities or the arterial system.

Minor Collector

Minor collector routes generally serve lower density areas and therefore, do not have the traffic volume that major collectors do. Minor collector routes often serve to funnel traffic from groups of local roads onto the major collectors and arterial routes. Minor collectors should be spaced to bring all developing areas of the County within reasonable distance of major collectors or arterial routes.

Rural Local Road

Rural local roads provide direct access to residential property and other areas which are not directly served by the collector or arterial system. Local roads make up a major portion of the County's functional system of roadways, accounting for approximately 370 miles. Rural local roads are all those County roads not classified under the Arterial or Collector categories.

Runoff

Runoff refers to that portion of rain or snow which does not percolate into the ground and is discharged into streams instead.

Rural

Rural means areas generally characterized by agricultural, timberland, open areas, and residential development that is less than one dwelling unit per two acres.

Safety Element

The Safety Element is one of the seven State-mandated elements of a local general plan; it contains adopted goals, policies, and implementation programs for the protection of the community from any unreasonable risks associated with seismic and geologic hazards, flooding, and wildland and urban fires. Many Safety Elements also incorporate a review of police needs, facilities, and services.

Sanitary Landfill

Sanitary landfill means the controlled placement of refuse within a limited area, followed by compaction and covering with a suitable thickness of earth and other containment material.

Sanitary Sewer

A sanitary sewer is a system of subterranean conduits which carries refuse liquids or waste matter to a plant where the sewage is treated, as contrasted with storm drainage systems (which carry surface water) and septic tanks or leach fields (which hold refuse liquids and waste matter on-site).

Scenic Quality

Scenic quality is the tangible and intangible elements of a vista which contribute to its appearance. Vegetation (especially large trees), geological formations, rolling hills, old barns, openness, rock walls, canyons

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and other topographic features are a few of the elements which contributed to scenic quality.

Scenic Route

Scenic Route means a highway which, in addition to its transportation function, provides opportunities for the enjoyment of natural and man-made scenic resources and access or direct views to areas or scenes of exceptional beauty or historic or cultural interest.

Second Unit

Second unit means a self-contained living unit in addition to, the primary residential unit on a single lot

Secretary of the Interior's Standards and Guidelines

The Secretary of the Interior's Standards and Guidelines are the standards and guidelines prepared by the U.S. Department of the Interior, National Park Service, for rehabilitating, preserving, identifying, evaluating, registering, reviewing and managing cultural resources. Please refer to the References Appendix for a complete list of the Secretary of the Interior's Standards and Guidelines.

Section 8 Rental Assistance Program

Section 8 is a federal (HUD) rent-subsidy program that is one of the main sources of federal housing assistance for low-income households. The program operates by providing "housing assistance payments" to owners, developers, and public housing agencies to make up the difference between the "Fair Market Rent" of a unit (set by HUD) and the household's contribution toward the rent, which is calculated at 30 percent of the household's adjusted gross monthly income (GMI). "Section 8" includes programs for new construction, existing housing, and substantial or moderate housing rehabilitation.

Sections 8, 23, 202, 502 and 515

These sections are Federal Housing Programs which serve the following functions:

Sections 8 & 23 - provides assistance to renters;

Section 202 - direct loans for elderly or disabled housing;

Section 502 - rural home ownership assistance program;

Section 515 - rural rental assistance program.

Seiche

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

Seismic

Seismic means caused by or subject to earthquakes or earth vibrations.

Seismic Ground Response Zone

Seismic ground response zone is an area in which a uniform level of relatively strong ground shaking can be expected to occur from a given earthquake. The level of ground shaking would vary with the magnitude of the earthquake and its distance from the zone.

Seniors

Seniors generally means persons age 62 and older, but senior housing developments may use age 55 as the qualifying criterion.

Sensitive Watershed

A sensitive watershed is one that has been officially designated, subject to a nomination, as sensitive pursuant to Title 14 of the California Code of Regulations (Sections 916.8, 936.8 or 956.8). Sensitive watersheds normally are associated with drinking water resources.

Septic System

A septic system is a sewage-treatment system that includes a settling tank through which liquid sewage flows and in which solid sewage settles and is decomposed by bacteria in the absence of oxygen. Septic systems are often used for

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individual home waste disposal where an urban sewer system is not available.

Service Corps. of Retired Executives (SCORE)

The Service Corps. of Retired Executives (SCORE) is management assistance for small businesses provided by retired business people who are identified and registered by the Small Business Administration to provide such services.

Setback

Setback means the distance from a parcel boundary or property line to the nearest exterior wall of the building.

Settlement

Settlement means (1) the drop in elevation of a ground surface caused by settling or compacting, (2) the gradual downward movement of an engineered structure due to compaction. *Differential* settlement is uneven settlement, where one part of a structure settles more or at a different rate than another part.

Shall

Shall means that which is obligatory or necessary.

Shared Living

Shared living means the occupancy of a dwelling unit by persons of more than one family in order to reduce housing expenses and provide social contact, mutual support, and assistance. Shared living facilities serving six or fewer persons are permitted in all residential districts by Section 1566.3 of the California Health and Safety Code.

Shopping Center

Shopping center means a group of commercial establishments, planned, developed, owned, or managed as a unit, with common off-street parking provided on the site.

Should

Should signifies a directive to be honored if at all possible.

Sign

Sign means any representation (written or pictorial) used to convey information, or to identify, announce, or otherwise direct attention to a business, profession, commodity, service, or entertainment, and

placed on, suspended from, or in any way attached to, any structure, vehicle, or feature of the natural or manmade landscape.

Significant Cultural Resource

A significant cultural resource is a resource which is important in terms of integrity, research potential, and/or public benefit as defined in Appendix K of CEQA or a resource of special interest or value as part of the development, heritage or cultural character of the County, State or Nation.

Significant Effect

Significant effect on the environment means substantial or potentially substantial, adverse change in any of the physical conditions within the area affected by development including land, air, water, minerals, flora, fauna, ambient noise, and objects of historic or aesthetic significance.

Siltation

Siltation means (1) the accumulating deposition of eroded material, (2) the gradual filling in of streams and other bodies of water with sand, silt, and clay.

Single Family Dwelling, Attached

An attached single family dwelling is a dwelling unit occupied or intended for occupancy by only one household that is structurally connected with at least one other such dwelling unit. (See "Townhouse.")

Single Family Dwelling, Detached

A detached single family dwelling is a dwelling unit occupied or intended for occupancy by only one household that is structurally independent from any other such dwelling unit or structure intended for residential or other use.

Site

Site means a parcel of land used or intended for one use or a group of uses.

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Site Class

Commercial timber species are graded by two different site class curves, the Dunning scale, developed in 1942, and the Arvanitis scale, developed in 1964. The Dunning scale is based upon the average height the dominant trees reach at 300 years of age measured in 25-foot class intervals. The Arvanitis scale is based on the average height the dominant trees reach at 100 years of age measured in 20-foot class intervals.

Skilled Nursing Facility

Skilled nursing facility means any establishment which provides nonhospital skilled nursing care administered by licensed registered or vocational nurses.

Slope

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

Soil

Soil is the unconsolidated material on the immediate surface of the earth created by natural forces that serves as natural medium for growing land plants.

Solar Access

Solar access means the provision of direct sunlight to an area specified for solar energy collection when the sun's azimuth is within 45 degrees of true south.

Solar System, Active

An active solar system is a system using a mechanical device, such as a pump or a fan, and energy in addition to solar energy to transport a conductive medium (air or water) between a solar collector and the interior of a building for the purpose of heating or cooling.

Solar System, Passive

A Passive Solar System is a system that uses direct heat transfer from thermal mass instead of mechanical power to distribute collected heat. Passive systems rely on building design and materials to collect and store heat and to create natural ventilation for cooling.

Solid Waste

Solid waste is 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.

Specific Plan

Specific plan means a State-authorized legal tool adopted by cities and counties 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).

Speed, Average

Average speed means the sum of the speeds of the cars observed divided by the number of cars observed.

Sphere of Influence (SOI)

Sphere of Influence means the probable ultimate physical boundaries and service area of a local agency (city or district) as determined by the Tuolumne County Local Agency Formation Commission (LAFCO).

Standard

Standard is a specific, quantified guideline defining the relationship between two or more variables. Standards are often translated into regulatory controls. An example standard is the density limitations of one (1) dwelling unit per two (2) acres for the Estate Residential land use designation.

Standardized Emergency Management System (SEMS)

Standardized Emergency Management System (SEMS) is a set of regulations, codified as Sections 2400 through 2450 of Title 19 of the California Code of Regulations, which provide for standardized response to

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emergencies involving multiple jurisdictions or multiple agencies. SEMS is intended to be flexible and adaptable to the needs of all emergency responders in California.

State Responsibility Area (SRA)

State Responsibility Area means an area of the State in which the financial responsibility for preventing and suppressing fires has been determined by the State Board of Forestry to be primarily the responsibility of the State.

Stationary Noise Source

A stationary noise source is any fixed or mobile source not preempted from local control by federal or state regulations. Examples of such sources include agricultural, industrial and commercial facilities, and vehicle movements on private property.

Storm Runoff

Storm runoff means the surplus surface water generated by rainfall that does not seep into the earth but flows overland to flowing or stagnant bodies of water.

Strategic Fire and Resource Protection Planning

Strategic Fire and Resource Protection Planning is a broader and more comprehensive approach to fire protection planning than traditionally practiced, the fundamental aim of which is resource protection, whether those be natural resources or private property improvements. The process addresses the total fire environment and describes ways to assure that the planning results in cost-effective fire defense systems.

Structure

Structure means that which is built or constructed on edifice or building of any kind, or any piece of work artificially built up or composed of parts joined together in some definite manner.

Structural Fire

Structural fire is fire which relies on buildings or structures, or their contents, for fuel.

Subdivision

Subdivision means the division of a tract

of land into defined lots, either improved or unimproved, which can be separately conveyed by sale or lease, and which can be altered or developed. "Subdivision" includes a condominium project as defined in Section 1350 of the California Civil Code.

Subdivision Map Act

The Subdivision Map Act is Division 2 (Sections 66410 *et seq*) of the California Government Code. This act vests in local legislative bodies the regulation and control of the design and improvement of subdivisions, including the requirement for tentative and final maps. (See "Subdivision.")

Subregional

Subregional means pertaining to a portion of a region.

Subsidence

Subsidence means the gradual settling or sinking of an area with little or no horizontal motion. (See "Settlement.")

Subsidize

Subsidize means to assist by payment of a sum of money or by the granting of terms or favors that reduce the need for monetary expenditures. Housing subsidies may take the forms of mortgage interest deductions or tax credits from federal and/or state income taxes, sale or lease at less than market value of land to be used for the construction of housing, payments to supplement a minimum affordable rent, and the like.

Substantial

Substantial means considerable in importance, value, degree, or amount.

Surface Water

Surface water means water on the earth's surface, as distinguished from subterranean water, typically

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found flowing in natural or man-made water courses such as rivers, streams, or canals, or contained in lakes or storage reservoirs.

Tax Increment

Tax increment means additional tax revenues that result from increases in property values within a redevelopment area. State law permits the tax increment to be earmarked for redevelopment purposes but requires at least 20 percent to be used to increase and improve the community's supply of very low-and low-income housing.

Thermal Mass

Thermal mass means large quantities of heavy or dense material with a high heat capacity, used in solar buildings to absorb heat, which is then stored and re-radiated as needed for heating and cooling.

Timberland

Timberland means a commercially viable land producing fiber or forest products or capable of producing a crop of trees with an aggregate growth potential in excess of 20 cubic feet per acre per year.

Timberland Production Zone (TPZ)

Timberland Production Zone is a classification that identifies nonfederal timber producing lands for special County tax assessments, as required by the State Forest Taxation Reform Act of 1976. This Act was amended and replaced by the Timberland Productivity Act of 1982.

Timberland Use

Timberland use means commercial use of the land to produce fiber or forest products upon the land and may include the packaging or processing of products originating on the land as well as compatible uses that are capable of co-existing with the current or future timberland use without interfering with timber production.

Topography

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

Tuolumne County Register of Cultural Resources

The Tuolumne County Register of Cultural Resources is the list of properties within the County which have been determined, by the Board of Supervisors, after formal review by the Tuolumne County Historic Preservation Review Commission, to be worthy of preservation and eligible to participate in cultural resources incentive programs.

Tourism

Tourism is the business of providing services for persons traveling for pleasure.

Trafficking

Trafficking is the unlawful and knowing possession, selling, buying or transport or offer to sell, buy or transport any human remains or cultural resources which have been acquired in violation of state law or the County ordinance.

Traffic Model

A traffic model is a mathematical representation of traffic movement within an area or region based on observed relationships between the kind and intensity of development in specific areas. Many traffic models operate on the theory that trips are produced by persons living in residential areas and are attracted by various non-residential land uses. (See "Trip.")

Transient-noncommunity Water System

A Transient-noncommunity Water System is a public water system that is not a community water system or a nontransient-noncommunity water system. An example is a motel served by a well that provides water supply to a population that changes essentially every day. (Section 64401.85 of the California Code of Regulations)

Transient Occupancy Tax (TOT)

TOT is a tax levied on the occupancy of a room or rooms in

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a hotel, inn, tourist home or house, or other lodging for a period up to 30 days; also known as a room occupancy tax, hotel/motel tax or bed tax.

Transit

Transit means the conveyance of persons or goods from one place to another by means of a local, public transportation system.

Transit-dependent

Transit-dependent refers to persons unable to operate automobiles or other motorized vehicles, or those who do not own motorized vehicles. Transit-dependent citizens must rely on transit, para-transit, or owners of private vehicles for transportation. Transit-dependent citizens include the young, the handicapped, the elderly, the poor, and those with prior violations in motor vehicle laws.

Transit, Public

Public transit means a system of regularly-scheduled buses and/or trains available to the public on a fee-per-ride basis. Also called "Mass Transit."

Transition Zone

Transition zone means controlled airspace extending upward from 700 or more feet above the ground wherein procedures for aircraft approach have been designated. The transition zone lies closer to an airport than the outer approach zone and outside of the inner approach zone. (See "Approach Zone" and "Outer Approach Zone.")

Transitional Housing

Transitional housing means shelter provided to the homeless for an extended period, often as long as 18 months, and generally integrated with other social services and counseling programs to assist in the transition to self-sufficiency through the acquisition of a stable income and permanent housing.

Transportation Demand Management (TDM)

TDM is a strategy for reducing demand on the road system by reducing the number of vehicles using the roadways and/or increasing the number of persons per

vehicle. TDM attempts to reduce the number of persons who drive alone on the roadway during the commute period and to increase the number in carpools, vanpools, buses and trains, walking, and biking. TDM can be an element of TSM (see below).

Transportation Noise Source

Transportation noise source refers to traffic on public roadways, railroad line operations and aircraft in flight. Control of noise from these sources is preempted by federal or state regulations. However, the effects of noise from transportation sources may be controlled by regulating the location and design of adjacent land uses.

Transportation Systems Management (TSM)

TSM is a comprehensive strategy adopted by a city or county to address the problems caused by additional development, increasing trips, and a shortfall in transportation capacity. Transportation Systems Management focuses on more efficiently utilizing existing highway and transit systems rather than expanding them. TSM measures are characterized by their low cost and quick implementation time frames, such as computerized traffic signals and one-way streets.

Tree

A tree is a living, large woody plant of any age which originally has at least one central trunk and, at maturity, will exceed a height of 14 feet.

Trees, Heritage

Heritage trees are individual trees of outstanding scenic, historic or biological value and/or a tree unique in terms of age and/or size when compared to other trees of the same species.

Trees, Street

Street trees are trees strategically

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planted--usually in parkway strips, medians, or along streets--to enhance the visual quality of a street.

Trip

A trip is a one-way journey that proceeds from an origin to a destination via a single mode of transportation; the smallest unit of movement considered in transportation studies. Each trip has one "production end," (or origin--often from home, but not always), and one "attraction end," (destination). (See "Traffic Model.")

Trip Generation

Trip generation means 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. Trip generations of households are correlated with destinations that attract household members for specific purposes.

Truck Route

A truck route is a path of circulation required for all vehicles exceeding set weight or axle limits, a truck route follows major arterials through commercial or industrial areas and avoids sensitive areas.

Tuolumne County Biological Resources Conservation Handbook

The Tuolumne County Biological Resources Conservation Handbook is the guidebook for managing the County's biological resources in compliance with the General Plan. The handbook establishes criteria for evaluating impacts on biological resources and monitoring standards for assessing the success of established mitigation methods.

Tuolumne County Biological Resources Conservation Program

The Tuolumne County Biological Resources Conservation Program is Tuolumne County's broad program for managing the County's biological resources.

Tuolumne County Biological Resources Maps

The Tuolumne County Biological Resources Maps are base maps maintained by the Tuolumne County Planning Department, derived from aerial photographs, indicating the vegetation types over private lands in Tuolumne County. In addition, species location information is maintained on these maps.

Tuolumne County Emergency Plan

The Tuolumne County Emergency Plan is a plan developed pursuant to Section 2.40.100 of the Tuolumne County Ordinance Code which provides for the mobilization of all of the resources of Tuolumne County, both public and private, to meet any condition constituting a local emergency, or a state of war emergency; which provides for the organization, powers and duties, services, and staff of the emergency organization.

Tuolumne County Fire Department (TCFD)

The Tuolumne County Fire Department (TCFD) is the fire protection agency responsible for life and property fire protection in all areas of Tuolumne County not within a fire protection district or under jurisdiction of a federal agency. TCFD is administered by the California Department of Forestry and Fire Protection (CDF) through a contract with Tuolumne County.

Tuolumne County Office of Emergency Services (OES)

The Tuolumne County Office of Emergency Services (OES) is staffed by the Tuolumne County Emergency Services Coordinator and is responsible for the preparation and implementation of plans for the protection of persons and property within Tuolumne County in the event of an emergency; the direction of the emergency organization; and the coordination of the emergency functions of Tuolumne County

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with all other public agencies, corporations, organizations, and affected private persons.

Tuolumne County Wildlife Project Brochure

The Tuolumne County Wildlife Project Brochure is a handout available at the Tuolumne County Planning Department which summarizes the Tuolumne County Biological Resources Conservation Program.

Underground Resource

Underground resource means a naturally occurring substance located below the surface level of the earth that is considered valuable to humans, including but not limited to water, minerals, and soil. [Resolution 117-06 adopted September 19, 2006]

Undue

Undue means improper, or more than necessary.

Unified School District

A unified school district is a public school district which provides curriculum for elementary and high school grades.

Uniform Building Code (UBC)

UBC is a national, standard building code which sets forth minimum standards for construction.

Uniform Fire Code (UFC)

The Uniform Fire Code (UFC) is a national, standard fire code which sets forth minimum standards for fire protection appliances and construction practices.

Uniform Housing Code (UHC)

UHC is the State housing regulations governing the condition of habitable structures with regard to health and safety standards, and which provide for the conservation and rehabilitation of housing in accordance with the Uniform Building Code (UBC).

Urban

Urban means areas that are characterized by residential densities exceeding 1 dwelling unit per two acres and commercial development except on land designated on the General Plan land use diagrams as Special Commercial (SC).

Urban Services

Urban services are utilities (such as water and sewer) and public services (such as police, fire, schools, parks, and recreation) provided to an urbanized or urbanizing area.

Urban Sprawl

Urban sprawl means haphazard growth or outward extension of a city resulting from uncontrolled or poorly managed development.

Use

Use means the purpose for which a parcel or structure is or may be leased, occupied, maintained, arranged, designed, intended, constructed, erected, moved, altered, and/or enlarged in accordance with the County's zoning ordinance and General Plan land use designations.

Use, Non-conforming

(See "Non-conforming Use.")

Use Permit, Conditional

Conditional Use Permit means the discretionary and conditional review of an activity or function or operation on a site or in a building or facility.

Utility Corridors

Utility corridors means rights-of-way or easements for utility lines on either publicly or privately owned property. (See "Right-of-way" or "Easement.")

Vacant

Vacant refers to lands or buildings which are not actively used for any purpose.

Variance

Variance means a departure from any provision of the zoning requirements for a specific parcel, except use, without changing the zoning ordinance or the underlying zoning of the parcel. A variance is granted only upon demonstration of hardship based on the peculiarity of the property in relation to other properties in

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the same zone district.

Vehicle-Miles Traveled (VMT)

VMT is 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.

Vernal Pools

Vernal pools are basins that form in soils over an impervious rock or clay layer that collect surface runoff from winter storms and gradually dry out by evaporation as the weather becomes warmer in the spring. Vernal pools support diverse and unique plant and wildlife species specifically adapted to these conditions. This habitat supports a number of threatened and endangered species.

Very Low-income Household

A very low-income household is a household with an annual income usually no greater than 50 percent of the area median family income adjusted by household size, as determined by survey of incomes conducted by a city or a county, or in the absence of such a survey, based on the last available eligibility limits established by the U.S. Department of Housing and Urban Development (HUD) for the Section 8 housing program.

Viewshed

Viewshed means the area within view from a defined observation point.

Visual Quality

See Scenic quality

Warehousing

Warehousing is a use engaged in storage, wholesale, and distribution of manufactured products, supplies, and equipment.

Watercourse

Watercourse means a natural or once natural flowing (perennially or intermittently) water including rivers, streams, and creeks. Includes natural waterways that have been channelized, but does not include manmade channels, ditches, and underground drainage and sewage systems.

Water Resource

A water resource includes rivers, lakes, ponds, reservoirs, springs, seeps, marshes, wet meadows, vernal pools and perennial, intermittent or ephemeral drainages and groundwater aquifers.

Watershed

A watershed is defined to be a region or area bounded peripherally by physical features separating the drainage of a watercourse or body of water from other water course drainages. Watershed means the total area above a given point on a watercourse that contributes water to its flow; the entire region drained by a waterway or watercourse which drains into a lake, or reservoir. For example, the Tuolumne River watershed is all area and streams contributing flows to the Tuolumne River and the Curtis Creek watershed is all area and streams contributing flow to Curtis Creek.

Waterway

A Waterway is a natural or once natural channel in which water flows perennially or intermittently, including rivers, streams, and creeks. Includes natural waterways that have been channelized, but does not include manmade channels, ditches, and underground drainage and sewage systems.

Wetlands

Wetlands are transitional areas between terrestrial and aquatic systems where the water table is usually at or near the surface, or the land is covered by shallow water. Under a unified methodology used by all federal agencies, wetlands are defined as "those areas meeting certain criteria for hydrology, vegetation and soils" as defined in US Code 33 USC 1344, Part 328; the "Corps of Engineers Wetland

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Delineation Manual", Dept. of Army, Technical Report Y-87-1, January, 1987; Section 5902 of the California Public Resources Code; or Section 5812 of the Public Resources Code.

Wetland Mitigation Bank

Wetland mitigation bank means a program designed to mitigate impacts to wetlands by identifying wetland areas that would be restored or enhanced and preserved as "banks" for which "credits" would be available to compensate for loss of wetlands associated with planned development activities. Wetlands "banks" provide for consolidated and efficient management of wetlands areas to mitigate the loss of numerous incremental wetland losses in areas where avoidance or preservation is infeasible.

Wildland

Wildland means an undeveloped area characterized primarily by natural topography and vegetation.

Wildland Fire

Wildland fire is fire which consumes natural vegetation for fuel and is carried by natural vegetation.

Wildlife Habitat Relationships(WHR) System

WHR is a classification system that describes major biological communities of California in terms of the dominant vegetation types and associated wildlife (see *A Guide to Wildlife Habitats of California*, published by the California Department of Forestry and Fire Protection, 1988).

Wildlife Management Plan

The Wildlife Management Plan is a plan, prepared by a parcel owner in consultation with the California Department of Fish and Game, detailing the activities and methods that will be used to enhance the value of a biological resource.

Williamson Act/Land Conservation Contracts

Williamson Act Contracts are agreements between the County and the owners of agricultural lands pursuant to Sections 51200-51295 of the Government Code. Upon signing the contract, the development rights of the landowners are restricted for a period of ten years in

exchange for preferential tax assessments. These contracts are also known as Land Conservation Contracts.

Zoning

Zoning means the primary tool for implementing the General Plan. All privately owned property in a jurisdiction is classified as belonging in one of a number of Zoning Districts within which allowable uses and development standards are defined and prescribed. The zoning ordinance consists of a text defining the requirements for each district and map(s) which delineate the districts.

Zone, Combining

A Combining Zone is a special purpose zone which is superimposed over the regular zoning map. Combining zones are used for a variety of purposes, such as airport compatibility, historic designation, or design review. Also called "overlay zone."

Zone, Traffic

Traffic zone means in a mathematical traffic model the area to be studied is divided into zones, with each zone treated as producing and attracting trips. The production of trips by a zone is based on the number of trips to or from work or shopping, or other trips produced per dwelling unit.

Zoning District

Zoning District is a designated section of the county for which prescribed land use requirements and building and development standards are uniform.

Zoning Map

A Zoning Map refers to Government Code '65851 which permits a legislative body to divide a county, or portions thereof, into zones of the number, shape, and area it deems best suited to carry out the purposes of the zoning

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ordinance. These zones are delineated on a map or maps, called the Zoning Map.

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