

# GLOSSARY

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The glossary defines, describes, or explains terms contained in the General Plan. The glossary is intended to be used only for reference and does not represent any City codes or development regulations.

## Table of Contents

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A.....	690
B.....	691
C.....	693
D.....	697
E.....	700
F.....	702
G.....	703
H.....	704
I.....	706
J.....	707
K.....	707
L.....	708
M.....	709
N.....	710
O.....	711
P.....	712
Q.....	714
R.....	714
S.....	715
T.....	718
U.....	720
V.....	721
W.....	721

X Y Z.....721

## A

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**Access**—A way of approaching or entering a property, including ingress (the right to enter) and egress (the right to leave).

**Adaptive Reuse**—A method by which a building is adapted to a different use from its original use, while its general physical form is retained.

**ADT**—See Average Daily Traffic

**Air Basin**—One of fourteen self-contained regions in California minimally influenced by air quality in contiguous regions.

**Air Pollutants**—Discharges into the atmosphere, usually specified in terms of weight per unit of time for a given pollutant from a given source.

**Air Pollution**—The presence of contaminants in the air in concentrations that exceed naturally occurring quantities and are undesirable or harmful.

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

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

**Alternative Fuel—Fuels other than gasoline** such as compressed natural gas, biofuels, hydrogen, or electricity.

**Ambient Noise Level**—The combination of noise from all sources near and far. In this context, the ambient noise level constitutes the normal or existing level of environmental noise at a given location.

**Ambient**—Surrounding on all sides; used to describe measurements of existing conditions with respect to traffic, noise, air, and other environments.

**Apartment**—(1) 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. (2) A separate suite, not owner occupied, that

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.

**Area Median Income**—As used in California housing law with respect to income eligibility limits established by the U.S. Department of Housing and Urban Development (HUD), “area” means metropolitan area or nonmetropolitan county. In nonmetropolitan areas, the “area median income” is the higher of the county median family income.

**Arterial**—A major street carrying the traffic of local and collector streets to and from freeways and other major streets, with controlled intersections and generally providing direct access to nonresidential properties.

**Assisted Housing**—Generally multi-family rental housing, but sometimes single-family ownership units, whose construction, financing, sales prices, or rents have been subsidized by federal, state, or local housing programs, including, but not limited to, federal Section 8 (new construction, substantial rehabilitation, and loan management set-asides), federal Sections 213, 236, and 202, federal Section 221(d)(3) (below-market interest rate program), federal Section 101 (rent supplement assistance), CDBG, FmHA Section 515, multi-family mortgage revenue bond programs, local redevelopment and in-lieu fee programs, and units developed pursuant to local inclusionary housing and density bonus programs.

**Average Daily Traffic (ADT)**—Number of vehicles (cars, trucks, etc.) on a road over a 24-hour period (measured in vehicles per day).

**A-Weighted Decibel (dB(A))**—A numerical method of rating human judgment of loudness. The A-weighted scale reduces the effects of low and high frequencies in order to simulate human hearing.

## **B**

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**Bedrock**—Solid rock underlying soil and younger rock layers; generally the oldest exposed geological unit.

**Best Management Practices (BMP)**—A policy, rule, or regulation that results in greater efficiency or benefits than from standard practices.

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

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

**Bikeways**—A term that encompasses bicycle lanes, bicycle paths, and bicycle routes.

**Buffer**—A strip of land designated to protect one type of land use from another incompatible use. Where a commercial district abuts a residential district, for example, additional use, yard, or height restrictions may be imposed to protect residential properties. The term may also be used to describe any zone that separates two unlike zones, such as a multi-family housing zone between single-family housing and commercial uses.

**Building Codes**—Building construction regulation as enforced by the most recently updated codes in Title 15 of the Municipal Code, Uniform Building Code, Uniform Mechanical Code, Uniform Plumbing Code, California Historical Building Code, and National Electrical Code.

**Building Height**—The vertical distance from the average contact ground level of a building to the highest point of the coping of a flat roof or to the deck line of a mansard roof or to the mean height level between eaves and ridge for a gable, hip, or gambrel roof.

**Building**—Any structure having a roof supported by columns or walls and intended for the shelter, housing, or enclosure of any individual, animal, process, equipment, goods, or materials of any kind or nature.

**Build-out**—Development of land to its full potential or theoretical capacity as allowed by the general plan.

**Bus Rapid Transit (BRT)**—An enhanced bus system that operates on bus lanes or other transit ways to combine the flexibility of buses with the efficiency of rail. BRT operates at faster speeds, provides greater service reliability, increased customer convenience, and through a combination of advanced technologies, infrastructure, and

operational investments, provides more efficient service than traditional bus service. (Federal Transit Administration)

**Business Improvement Districts (BID) or Property-based Business Improvement District (PDID)**—A technique for local businesses to partner in implementing improvements that better the local business area, such as streetscape improvements and building renovation programs.

## C

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**California Department of Fish and Game (CDFG)**—The California Department of Fish and Game maintains native fish, wildlife, plant species, and natural communities for their intrinsic and ecological value and their benefits to people. This includes habitat protection and maintenance in a sufficient amount and quality to ensure the survival of all species and natural communities. The department is also responsible for the diversified use of fish and wildlife including recreational, commercial, scientific, and educational uses.

**California Environmental Quality Act (CEQA)**—A state law (California Public Resources Code Section 21000 et seq.) requiring state and local agencies to regulate activities with consideration for environmental protection. If a proposed activity has the potential for a significant adverse environmental impact, an Environmental Impact Report (EIR) must be prepared and certified as to its adequacy before taking action on the proposed project. General Plans usually require the preparation of a “Program EIR.”

**California Housing Finance Agency (CHFA)**—A state agency, established by the *Housing and Home Finance Act of 1975*, authorized to sell revenue bonds and generate funds for the development, rehabilitation, and conservation of low- and moderate-income housing.

**California Register of Historical Resources**—A listing of archaeological and historic resources that meet the criteria for designation on the State Register. The program is administered by the State Office of Historic Preservation.

**Caltrans**—California Department of Transportation.

**Capital Improvement Program (CIP)**—A proposed timetable or schedule of all future capital improvements (government acquisition of real property, major construction project, or acquisition of long-

lasting, expensive equipment) to be carried out during a specific period and listed in order of priority, together with cost estimates and the anticipated means of financing each project. Capital improvement programs are usually projected five or six years in advance and should be updated annually.

**Capital Improvement**—A specific undertaking involving procurement, construction, or installation of facilities or related equipment which improves, preserves, enhances or modernizes the City's provision of municipal services, has a useful life of at least five years, and costs in excess of \$20,000.

**Car Sharing**—A form or model of car rental where people rent cars for short periods of time, often by the hour. Payment may either be made on a per-rental or fixed (e.g., weekly, monthly) basis.

**Carbon Dioxide**—A colorless, odorless, nonpoisonous gas that is a normal part of the atmosphere.

**Carbon Footprint**—A measure of the impact of human activities on the environment. Carbon Footprint can be measured as the total amount of greenhouse gases (GHG) and carbon dioxide emitted for a product or service within a specific geographic area.

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

**CDFG**—California Department of Fish and Game (also known as DFG).

**Census**—The official decennial enumeration of the population conducted by the federal government.

**City Council**—The City's legislative body. The popularly elected City Council is responsible for enacting ordinances, imposing taxes, making appropriations, establishing policy, and hiring some city officials. The Council adopts the local General Plan, Zoning Ordinance, and Subdivision Ordinance and other policies and regulations.

**City**—City with a capital "C" generally refers to the government or administration of a city ("City of Beverly Hills"). City with a lower case "c" may mean any city or may refer to the geographical area of a city.

**Civic Uses**—See “Public and Quasi-Public Uses.”

**Climate Change**—The change in the average weather of the earth that may be measured by changes in wind patterns, storms, precipitation, and temperature.

**CNDDDB**—California Natural Diversity Database.

**Collector Roadway**—A collector roadway is a two-to-four-lane, unrestricted-access roadway with capacity ranging from 7,000 VPD to 20,000 VPD. It differs from a local street in its ability to handle through-traffic movements between arterials.

**Community Development Block Grant (CDBG)**—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 Noise Equivalent Level (CNEL)**—The average equivalent sound level during a 24-hour day, obtained after addition of 5 decibels (dB) to sound levels in the evening from 7:00 P.M. to 10:00 P.M. and after addition of 10 dB to sound levels in the night after 10:00 P.M. and before 7:00 A.M. (see also “A-Weighted Decibel”).

**Compatibility**—The characteristics of different uses or activities that permit them to be located near each other in harmony and without conflict. The designation of permitted and conditionally permitted uses in zoning districts is intended to achieve compatibility within the district. Some elements affecting compatibility include intensity of occupancy as measured by dwelling units per acre; pedestrian or vehicular traffic generated; volume of goods handled; and such environmental effects as noise, vibration, glare, air pollution, or the presence of hazardous materials. On the other hand, many aspects of compatibility are based on personal preference and are much harder to measure quantitatively, at least for regulatory purposes.

**Compatible Use**—Uses capable of existing together or adjacent to each other without conflict or ill effects.

**Complete Neighborhood**—A neighborhood that promotes livability and safety for residents of all ages, incomes, and cultural backgrounds with characteristics such as: a mix of housing types and housing affordability; one or more nodes or districts of vibrant commercial or civic activity that provide identity for the neighborhood; neighborhood services and facilities including schools, parks, retail (e.g., grocery store, drug store), restaurants and cafes, and community centers or other public meeting hall; employment opportunities accessible by transit; sustainable designs and green infrastructure that respond to climatic demands and conserves scarce resources; extensive tree canopy and attractive landscaping; a sense of personal safety (e.g., low crime rate, short police and emergency response times); an interconnected street network with short blocks and few cul-de-sacs; convenient access to public transportation (e.g., light rail and bus); a complete network of pedestrian, bicycle, transit, and roadway facilities that are connected to adjacent neighborhoods, centers, corridors, and employment; and well-maintained housing and public facilities.

**Complete Streets**—Streets that include facilities and designs that enable safe access for all users (i.e., pedestrians, bicyclists, motorists and transit riders) of all ages and abilities with characteristics such as comprehensive, integrated, and connected network; balanced design; variety of uses and activities that create a varied streetscape; design that relates well to bordering uses and allows for continuous activity; pedestrian and biking facilities that promote safety and maximize access to bordering uses; aesthetically designed street lights that provide sufficient illumination of sidewalks; consistent landscaping that includes street trees and landscaped medians and sidewalks; sustainable design that minimizes runoff, minimizes heat island effects, responds to climatic demands, and conserves scarce resources; and well-maintained facilities.

**Condominium**—A building, or group of buildings, in which units are owned individually, and the structure, common areas, and facilities are owned by all the owners on a proportional, undivided basis.

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

**Consistency, Consistent with**—Free from significant variation or contradiction. The various diagrams, text, goals, policies, and programs in the general plan must be consistent with each other,

not contradictory or preferential. The term “consistent with” is used interchangeably with “in conformity with.”

**Contour**—A line on a topographic map or bathymetric (depth) chart representing points of equal elevation with relation to a datum (point or set of points). Contour lines are usually spaced into intervals for easier comprehension and utilization.

**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 storm drain system).

**Crime Prevention Through Environmental Design (CPTED)**—The design and effective use of the built environment which may lead to a reduction in the fear and incidence of crime, and an improvement of the quality of life. (National Crime Prevention Institute)

**Critical Facilities**—Facilities serving or housing people in the event of an earthquake or flood, such as hospitals, fire, police, and emergency service facilities; and utility “lifeline” facilities, such as water, electricity, and gas supply, sewage disposal, communications, and transportation facilities.

**Cultural Resource**—A broad definition for a variety of resources, including archaeological sites, isolated artifacts, Native American cultural properties, and historic buildings, structures, landscapes, sites, and features.

**Cumulative Effect (Cumulative Impacts)**—The incremental effects of an individual project shall be reviewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.

**Curb Cut**—An interruption in the sidewalk for a driveway.

## D

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**dBA**—Measurement unit for “a-weighted decibels,” which are commonly used for measuring environmental and industrial noise and the potential hearing damage associated noise health effects.

**Decibel (dB)**—A unit for describing the amplitude of sound, as it is heard by the human ear (see also “A-Weighted Decibel,” “Community Noise Equivalent Level,” and “Day-Night Average Level”).

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

**Dedication**—The turning over by an owner or developer of private land for public use, and the acceptance of land for such use by the governmental agency having jurisdiction over the public function for which it will be used. Dedications for roads, parks, school sites, or other public uses often are made conditions for approval of a development by a city.

**Demographics**—Characteristics of a population, including age, sex, income, race/ethnicity, occupation, and housing characteristics.

**Demolition**—The deliberate removal or destruction of the frame or foundation of any portion of a building or structure for the purpose of preparing the site for new construction or other use.

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

**Density Transfer**—A way of retaining open space by concentrating densities, usually in compact areas adjacent to existing urbanization and utilities, while leaving unchanged historic, environmentally sensitive, or hazardous areas.

**Density, Residential**—Densities specified in the general plan may be expressed in units per gross acre or per net developable acre.

**Density**—The number of families, individuals, dwelling units, or housing structures per unit of land; usually density is expressed “per acre.” Thus, the density of a development of 100 units occupying 20 acres is 5 units per acre.

**Developable Land**—Land that is suitable as a location for structures and that can be developed free of hazards to, and without disruption of, or significant impact on, natural resource areas.

**Developer**—An individual who or business that prepares raw land for the construction of buildings or that causes to be built physical building space for use primarily by others, and in which the

preparation of the land or the creation of the building space is in itself a business and is not incidental to another business or activity.

**Development Agreement**—A contractual agreement between the City and a developer that identifies vested rights for a specific development project.

**Development Fees**—See “Impact Fees.”

**Development Impact Fees**—A fee or charge imposed on developers to pay for the costs to the city of providing services to a new development.

**Development Plan**—A plan, to scale, showing uses and structures proposed for a parcel or multiple parcels of land. It includes lot lines, streets, building sites, public open space, buildings, major landscape features, and locations of proposed utility services.

**Development Rights**—The right to develop land by a landowner that 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 zone districts.

**Development**—The division of a parcel of land into two or more parcels; the construction, reconstruction, conversion, structural alteration, relocation, or enlargement of any structure; any mining, excavation, landfill, or land disturbance, and any use or extension of the use of land.

**Discharge**—The amount of water that passes a specific point on a watercourse over a given period of time. Rates of discharge are usually measured in cubic feet per second (cfs).

**Disturbed**—A term used to identify a biological habitat that has been altered by natural or man-made events.

**Duplex**—A detached building under single ownership that is designed for occupation as the residence of two families living independently of each other.

**Dwelling, Multi-family**—A building containing two or more dwelling units for the use of individual families maintaining households; an

apartment or condominium building is an example of this dwelling unit type.

**Dwelling, Single-Family Attached**—A one-family dwelling attached to one or more other one-family dwellings by a common vertical wall; duplexes and townhomes are examples of this dwelling unit type.

**Dwelling, Single-Family Detached**—A dwelling that is designed for and occupied by not more than one family and surrounded by open space or yards and that is not attached to any other dwelling by any means.

**Dwelling Unit**—One or more rooms, designed, occupied, or intended for occupancy as separate living quarters, with cooking, sleeping, and sanitary facilities provided within the unit for the exclusive use of a single family maintaining a household.

## E

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**Earthquake**—Perceptible trembling to violent shaking of the ground, produced by sudden displacement of rock below and at the earth's surface.

**Economic Base**—The production, distribution, and consumption of goods and services within a planning area.

**Element**—A division of the General Plan referring to a topic area for which goals, policies, and programs are defined (e.g., land use, housing, circulation).

**Emergency Shelter**—A facility that provides immediate and short-term housing and supplemental services for the homeless. Shelters come in many sizes, but an optimum size is considered to be 20 to 40 beds. Supplemental services may include food, counseling, and access to other social programs (see “Homeless” and “Transitional Housing”).

**Emission Standard**—The maximum amount of pollutant legally permitted to be discharged from a single source, either mobile or stationary.

**Environmental Impact Report (EIR)**—A report required of general plans by the *California Environmental Quality Act* and that assesses all the environmental characteristics of an area and determines

what effects or impacts will result if the area is altered or disturbed by a proposed action (see “California Environmental Quality Act”).

**Environmental Study Area (ESA)**—Relatively large, undeveloped areas containing natural habitats and may be capable of supporting sensitive biological resources.

**Environmentally Sensitive Habitat Area (ESHA)**—Any area in which plant or animal life or their habitat are either rare or especially valuable because of their special nature or role in an ecosystem and that could be easily disturbed or degraded by human activities and development (PRC 30107.5).

**Environment**—The sum of all external conditions and influences affecting the life, development, and survival of an organism.

**Equivalent Energy Noise Level ( $L_{eq}$ )**—Constant noise level that would deliver the same acoustic energy to the ear of a listener as the actual time-varying noise would deliver over the same exposure time. No “penalties” are added to any noise levels during the exposure time;  $L_{eq}$  would be the same regardless of the time of day during which the noise occurs.

**Erosion**—Movement of material (e.g., soil) from one place to another on the earth’s surface. Agents of movement include water, ice, wind, and gravity. See also “Soil Erosion.”

**Evaluation**—Process by which a project’s performance is determined relative to criteria developed for this purpose.

**Exaction**—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.

**Exclusive Transit Lanes**—A lane of traffic reserved for the exclusive use of Bus Rapid Transit, Light Rail, or transit vehicles.

**Express Bus**—A bus service that operates on a faster schedule by not making as many stops as regular bus lines. Express buses usually run between the downtown sections of cities and the more residential suburbs.

## F

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**Fault, Active**—A fault that has moved within the last 11,000 years and that is likely to move again within the next 100 years.

**Fault, Potentially Active**—A fault that last moved within the Quaternary period (the last 2,000,000 to 11,000 years) before the Holocene epoch (11,000 years to the present); or a fault that, because it is judged to be capable of ground rupture or shaking, poses an unacceptable risk for a proposed structure.

**Fault**—A fracture in the earth's crust accompanied by a displacement of one side with respect to the other and in a direction parallel to the fracture.

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

**Federal Emergency Management Agency (FEMA)**—An independent federal agency established to respond to major emergencies. FEMA seeks to reduce the loss of life and protect property against all types of hazards through a comprehensive, risk-based emergency management program. In March 2003, FEMA became part of the newly created U.S. Department of Homeland Security.

**FEMA**—Federal Emergency Management Agency.

**Fill**—Earth or any other substance or material, including pilings placed for the purposes of erecting structures thereon, placed in a submerged area.

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

**Fire Hazard Severity Zone, Very High (VHFHSZ)**—An area 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.

**Flood Control**—Various activities and regulations that help reduce or prevent damages caused by flooding. Typical flood control activities include: structural flood control works (such as bank stabilization, levees, and drainage channels); acquisition of flood prone land; flood insurance programs and studies; river and basin management

plans; public education programs; and flood warning and emergency preparedness activities.

**Flood Proofing**—Any combination of changes to a structure or property, such as berms, flood walls, closures or sealants, that reduces or eliminates flood damage to buildings.

**Flood/Flooding**—A general and temporary condition of partial or complete inundation of normally dry land areas.

**Flood Zone**—A lowland or relatively flat area adjoining the banks of a river or drain stream that is subject to a one percent or greater chance of flooding in any given year (e.g., 100-year flood).

**Floor-Area-Ratio (FAR)**—The ratio of gross building area (GBA) of development divided by the total net lot area (NLA). For example, a one-story building covering its entire lot would have a FAR of 1.0. A two-story building covering half its lot would also have an FAR of 1.0. The formula for calculating FAR is  $GBA/NLA = FAR$ .

**Formation**—A unit of rock that is distinctive and persistent over a large area.

**Frequency**—The number of times per second that a sound pressure signal oscillates about the prevailing atmosphere pressure. The unit of frequency is the hertz (Hz).

## G

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**General Plan**—A legal document that takes the form of a map and accompanying text adopted by the local legislative body. The plan is a compendium of policies regarding the long-term development of a jurisdiction. The state requires the preparation of seven elements or divisions as part of the plan: land use, housing, circulation, conservation, open space, noise, and safety. Additional elements pertaining to the unique needs of an agency are permitted.

**Geographic Information System (GIS)**—A GIS is a computer system capable of assembling, storing, manipulating, and displaying geographically referenced information. A GIS allows analysis of spatial relationships between many different types of features based on their location in the landscape.

**Global Warming Solutions Act of 2006 (Assembly Bill 32)**—The California State Legislature adopted Assembly Bill (AB) 32 in 2006, which focuses on reducing greenhouse gas (GHG) emissions in

California. AB 32 requires the California Air Resources Board (CARB), the state agency charged with regulating state-wide air quality, to adopt rules and regulations that would achieve GHG emissions equivalent to state-wide levels in 1990 by 2020.

**Global Warming**—See “Climate Change.”

**Goal**—The ultimate purpose of an effort stated in a way that is general in nature and immeasurable; a broad statement of intended direction and purpose (e.g., “Achieve a balance of land use types within the city”).

**Grading**—Disturbance of existing land contours, usually to create a flat surface for development.

**Greenbelt**—An open area that may be cultivated or maintained in a natural state surrounding development or used as a buffer between land uses or to mark the edge of an urban or developed area.

**Greenhouse Gases (GHG)**—Gases that trap heat in the atmosphere, analogous to the way a greenhouse retains heat. Common GHGs include water vapor, carbon dioxide, methane, nitrous oxides, chlorofluorocarbons, hydrofluorocarbons, perfluorocarbons, sulfur hexafluoride, ozone, and aerosols. The accumulation of GHG in the atmosphere regulates the earth’s temperature. Without the natural heat trapping effect of GHG, the earth’s surface would be cooler.

**Groundwater Basin**—Flow system that has a surface and a subsurface area with defined boundaries, and materials (rocks or unconsolidated deposits) that can store water.

**Groundwater**—Water within the earth that supplies wells and springs; water in the zone of saturation where all openings in rocks and soil are filled, the upper surface of which forms the water table.

**Group Quarters**—A dwelling that houses unrelated individuals.

**Growth Management**—Techniques used by government to control the rate, amount, and type of development.

## H

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**Hazardous Material**—A material that, because of its quantity, concentration, or physical, 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. Hazardous materials include, but are not limited to, hazardous substances, hazardous waste, and any material which a handler or the administering agency has a reasonable basis for believing that it would be injurious to the health and safety of persons or harmful to the environment if released into the workplace or the environment. (California Health and Safety Code)

**Hazardous Waste**—A waste or combination of wastes, which because of its quantity, concentration, or physical, chemical, or infectious characteristics may either (a) cause, or significantly contribute to, an increase in mortality or an increase in serious, irreversible, or incapacitating irreversible, illness or (b) pose a substantial present or potential hazard to human health or the environment when improperly treated, stored, transported or disposed of, or otherwise managed. (California Health and Safety Code)

**HCD**—California Department of Housing and Community Development.

**Historic Building or Structure**—See Historic Resource.

**Historic District**—A geographic area that contains a concentration of historic buildings, structures, or sites united historically, culturally, or architecturally.

**Historic Resources**—Resources listed or eligible for listing in the National Register of Historic Places, the California Register of Historical Resources, and/or the Sacramento Register of Historic and Cultural Resources.

**Historic**—Known or established in the past.

**Historical**—Of, relating to, or having the character of history.

**HOME**—Home Investment Partnership Act.

**Homeless**—Persons and families who lack a fixed, regular, and adequate nighttime residence. Includes those staying in temporary or emergency shelters or who are accommodated with friends or others with the understanding that shelter is being provided as a last resort. California Housing Element law, §65583(c)(1) requires all cities and counties to address the housing needs of the homeless (see “Emergency Shelter” and “Transitional Housing”).

**Hotel**—A facility in which guest rooms or suites are offered to the general public for lodging with or without meals and for compensation, and where no provisions is made for cooking in any individual guest room or suite (see “Motel”).

**Household Income**—The total income of all the people living in a household. Households are usually described as very low income, low income, moderate income, and upper income for that household size, based on their position relative to the regional median income.

**Household**—According to the U.S. Census, a household is all persons living in a dwelling unit whether or not they are related. Both a single person living in an apartment and a family living in a house are considered households.

**Housing Affordability**—Based on state and federal standards, housing is affordable when the housing costs are no more than 30 percent of household income.

**Housing Unit**—A room or group of rooms used by one or more individuals living separately from others in the structure, with direct access to the outside or to a public hall and containing separate toilet and kitchen facilities.

**HUD**—U.S. Department of Housing and Urban Development.

## I

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**Impact Fees**—Fees required by City code, ordinance, resolution or other City law to be paid as a condition of, or prerequisite to, issuance of a building permit for the development of residential uses, as those fees may be amended from time to time. (SCC 17.191.020)

**Impact**—The effect of any direct man-made actions or indirect repercussions of man-made actions on existing physical, social, or economic conditions.

**Implementation Measure**—An action, procedure, program, or technique that carries out general plan policy.

**Income Categories**—Four categories for classifying households according to income based on the median income for each county. The categories are as follows: Very Low (0 to 50 percent of County median); Low (50 to 80 percent of County median);

Moderate (80 to 120 percent of County median); and Upper (over 120 percent of County median).

**Industrial**—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.

**Infill**—Development and redevelopment of underused buildings and vacant lots in areas served by existing infrastructure. Development that channels economic growth into existing urban and suburban areas and conserves open space and agriculture at the periphery of the city.

**Infrastructure**—The physical systems and services that support development and population, such as roadways, railroads, water, sewer, natural gas, electrical generation and transmission, telephone, cable television, storm drainage, and others.

**Intensity**—A measure of the amount or level of development often expressed as the ratio of building floor area to lot area (floor area ratio) for commercial, business, and industrial development, or units per acre of land for residential development (also called “density”).

**Intersection**—A location where two or more roads meet or cross at grade.

**Issue**—A problem, constraint, or opportunity requiring community action.

## **J**

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**Joint Use**—A facility that serves multiple purposes (e.g., a drainage detention basin that is an attractive recreational amenity) or provides shared services (e.g., a library shared by a high school and a college).

## **K**

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There are no terms included.

## L

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**Land Use Plan**—The relevant portions of a local government's general plan that are sufficiently detailed to indicate the kinds, location, and intensity of land uses, the applicable resource protection and development policies, and, where necessary, a listing of implementing actions.

**Land Use**—The occupation or use of land or water area for any human activity or any purpose defined in the general plan.

**Landslide**—A general term for a falling or sliding mass of soil or rocks.

**L<sub>dn</sub>**—Day-night level descriptor of noise level based on energy equivalent continuous noise level (L<sub>eq</sub>) over the whole day with a penalty of 10 dBA for night time noise.

**Level of Service (LOS)**—A quality measure describing transportation operating conditions, generally in terms of such service measures as speed and travel time, freedom to maneuver, and traffic interruptions. The transportation LOS system uses the letters A through F to designate different levels, with LOS A representing the best operating conditions and LOS F the worst.

**Light Rail Transit (LRT)**—A form of urban rail public transportation that use electric rail cars, high or low platform loading, multi-car trains or single cars and operate on either shared or exclusive rights-of-way. In the Sacramento area, Sacramento Regional Transit operates the only light rail service.

**Liquefaction**—A process by which water-saturated granular soils transform from a solid to a liquid state due to groundshaking. This phenomenon usually results from shaking from energy waves released in an earthquake.

**Local Government**—Any chartered or general law city, chartered or general law county, or any city or county.

**Local Street**—A street providing direct access to properties and designed to discourage through-traffic.

**LOS**—Level of Service, a descriptor of traffic operating conditions based on an intersection's volume-to-capacity ratio.

**Lot**—The basic unit of land development. A designated parcel or area of land established by plat, subdivision, or as otherwise permitted by law, to be used, developed, or built upon as a unit.

## **M**

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**Market Trends**—Current economic forces related to the supply and demand for housing, jobs, and commercial lease and sale rates. The evaluation of market trends informs an area's likeliness of developing the economy and supporting land uses.

**Median Income**—The annual income for each household size that is defined annually by the federal Department of Housing and Urban Development. Half of the households in the region have incomes above the median and half are below.

**MGD**—Million gallons per day.

**Mitigate**—To ameliorate, alleviate, or avoid to the extent reasonably feasible.

**Mitigation Measures**—Measures imposed on a project consistent with Section 15370 of the State Guidelines for Implementation of the *California Environmental Quality Act* to avoid, minimize, eliminate, or compensate for adverse impacts to the environment.

**Mitigation**—As defined in Section 15370 of the State Guidelines for Implementation of the *California Environmental Quality Act*, mitigation includes the following:

1. Avoiding the impact altogether by not taking a certain action or parts of an action
2. Minimizing impacts by limiting the degree or magnitude of the action and its implementation
3. Rectifying the impact by repairing, rehabilitating, or restoring the impacted environment
4. Reducing or eliminating the impact over time by preservation and maintenance operations during the life of the action
5. Compensating for the impact by replacing or providing substitute resources or environments"

**Mixed-Use Development**—Properties on which various uses, such as office, commercial, institutional, and residential, are combined in a single building or on a single site in an integrated development project with significant functional interrelationships and a coherent physical design. A "single site" may include contiguous properties.

**Monitoring**—The systematic collection of physical, biological, or economic data or a combination of these data in order to make decisions regarding project operation or to evaluate project performance.

**Multimodal**—Descriptive of a neighborhood, center, or corridor that can be conveniently accessed by multiple modes of transportation, for example automobile, transit, bicycle, or walking.

**Municipal Bonds**—Bond issued by a city government to pay for day-to-day activities or a specific project.

**Municipal Services**—Services traditionally provided by local government, including water, storm drain and sewer, roads, parks, schools, and police and fire protection.

**Mutual Aid Agreements**—An agreement between agencies and/or jurisdictions to assist each other in times of emergency or when the other agency's resources can more efficiently respond to calls for service than the agency that is the normal service provider.

**MWD**—Metropolitan Water District of Southern California.

## **N**

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**National Historic Preservation Act**—A 1966 federal law that establishes a National Register of Historic Places and the Advisory Council on Historic Preservation, and that authorized grants-in-aid for preserving historic properties.

**National Pollutant Discharge Elimination System (NPDES)**—A national program under Section 402 of the Clean Water Act for regulation of discharges of pollutants from point sources to waters of the United States. Discharges are illegal unless authorized by an NPDES permit. (U.S. Environmental Protection Agency)

**National Register of Historic Places**—The nation's official list of districts, sites, buildings, structures, and objects significant in national, regional, or local American history, architecture, archaeology, and culture as maintained by the Keeper of the Register, within the U.S. Department of the Interior.

**Neighborhood Traffic Management Program**—A community-based program designed to address neighborhood traffic concerns such as speeding and traffic volumes.

**Neighborhood**—A planning area commonly identified as such in a community's planning documents, and by the individuals residing and working within the area. Documentation may include a map prepared for planning purposes, on which the names and boundaries of the neighborhood are shown.

**Noise Attenuation**—The ability of a material, substance, or medium to reduce the noise level from one place to another or between one room and another. Noise attenuation is specified in decibels (dB).

**Noise Exposure Contours**—Lines drawn about a noise source indicating constant energy levels of noise exposure. CNEL and  $L_{dn}$  are the metrics utilized to describe community noise exposure.

**Noise Sensitive Land Use**—Those specific land uses that have associated indoor and/or outdoor human activities that may be subject to stress and/or significant interference from noise produced by community sound sources. Such human activity typically occurs daily for continuous periods of 24 hours or is of such a nature that noise is significantly disruptive to activities that occur for short periods. Specifically, noise-sensitive land uses include residences of all types, hospitals, rest homes, convalescent hospitals, places of worship, and schools.

**Noise**—Any undesired audible sound.

**Nonattainment**—The condition of not achieving a desired or required level of performance. Frequently used in reference to air quality.

**Nonconforming Development**—A use of a structure or land that was lawfully established but that does not conform to the property use development regulations prescribed in the regulations for the district in which the structure is located by reason of adoption or amendment of this code or by reason of annexation of territory to the City.

**NO<sub>x</sub> (Nitrous Oxides)**—Any binary compound of oxygen and nitrogen, or a mixture of such compounds.

**NPDES**—National Pollutant Discharge Elimination System.

## O

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**Office of Historic Preservation**—The State office headed by the State Historic Preservation Officer, charged with administering the national

historic preservation program at the state level. This office also has state responsibility for Certified Local Government programming and management within the State, as well as management of historical resources as mandated by the State of California's Public Resources Code Section 5020 et seq.

**Open Space**—Natural areas that are set aside for one or several of the following reasons: for preservation of natural resources (e.g., vegetation communities, wildlife, and associated habitats); for conservation of the managed production of resources (e.g., agriculture lands, rangelands, woodlands, aggregate deposits); for outdoor recreation; for public health and safety (e.g., water quality basins, flood easements, river levees); for public services (e.g., utility easements, community gardens); for urban form/scenic resources (e.g., community separation/gateways, greenways/highway corridors, and urban reserves).

**Ordinance**—A law or regulation set forth and adopted by a governmental authority, usually a city or county.

**Overcrowding**—As defined by the California Department of Housing and Community Development, a household with greater than one person per room, excluding bathrooms, kitchens, hallways, and porches.

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

## **P**

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**Parcel**—A lot or tract of land.

**Parking, Public**—An area, excluding a street or other public way, used for the parking of automobiles and available to the public, whether for free or for compensation.

**Parking Management**—An evolving TDM technique designed to obtain maximum utilization from a limited number of parking spaces. Can involve pricing and preferential treatment for HOVs, non-peak-period users, and short-term users (see "High Occupancy Vehicle" and "Transportation Demand Management").

**Parkways**—Similar to open space areas because they also have limited recreational uses. They are used primarily as corridors for

pedestrians and bicyclists, linking residential areas to schools, parks, and trail systems. Parkways are typically linear and narrow and may be situated along a waterway, abandoned railroad or other common corridor. Parkways can also describe other types of transportation corridors without recreational use.

**Peak Hour**—The time period during which the greatest demand occurs on the transportation system in the morning and early afternoon, also known as “rush hour.”

**Permit**—Any license, certificate, approval, or other entitlement for use granted or denied by any public agency.

**Person**—Any individual, organization, partnership, limited liability company, or other business association or corporation, including any utility, and any federal, state, local government, or special district or an agency thereof.

**Planning Area**—The Planning Area is the land area addressed by the General Plan. Typically, the Planning Area boundary coincides with the Sphere of Influence that encompasses land both within the City limits and potentially annexable land.

**Planning Commission**—A group of people appointed by the City Council that administer planning and land use regulations for the City and provide recommendations on a wide array of land use and land use policy issues.

**Plaza**—See “Urban Plazas/Pocket Parks.”

**Pocket Parks**—See “Urban Plazas/Pocket Parks.”

**Policy**—Statements guiding action and implying clear commitment found within each element of the general plan (e.g., “Provide incentives to assist in the development of affordable housing”).

**Pollution**—The presence of matter or energy whose nature, location, or quantity produces undesired environmental effects.

**Preferential Parking**—Reserving “premium parking locations” for carpools and vanpools.

**Program**—A coordinated set of specific measures and actions (e.g., zoning, subdivision procedures, and capital expenditures) that local government intends to use in carrying out the policies of a general plan.

**Public and Quasi-public Uses**—Institutional, academic, governmental, and community service uses, either owned publicly or operated by nonprofit organizations, including private hospitals and cemeteries.

**Public Works**—

1. All production, storage, transmission, and recovery facilities for water, sewerage, telephone, and other similar utilities that are owned or operated by any public agency or by any utility subject to the jurisdiction of the Public Utilities Commission, except for energy facilities.
2. All public transportation facilities, including streets, roads, highways, public parking lots and structures, and mass transit facilities and stations, bridges, and other related facilities.

## Q

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There are no terms included.

## R

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**Recreation, Active**—A type of recreation or activity that requires the use of organized play areas, including, but not limited to, softball, baseball, football, and soccer fields; tennis and basketball courts; and various forms of children's play equipment.

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

**Regional Housing Needs Assessment (RHNA)**—The Regional Housing Needs Assessment (RHNA) is based on California projections of population growth and housing unit demand and assigns a share of the region's future housing need to each jurisdiction within the SCAG (Southern California Association of Governments) region. These housing need numbers serve as the basis for the update of the Housing Element in each California city and county.

**Regional**—Pertaining to activities or economies at a scale greater than that of a single jurisdiction, and affecting a broad homogeneous area.

**Rehabilitation**—The upgrading of a building, previously in a dilapidated or substandard condition, for human habitation or use.

**Residential**—Land designated in the City or County General Plan and zoning ordinance for buildings consisting only of dwelling units. May be improved, vacant, or unimproved (see “Dwelling Unit”).

**Restoration**—The replication or reconstruction of a building’s original architectural features, usually describing the technique of preserving historic buildings.

**Rezoning**—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.

**Right-of-way**—A linear strip of land reserved exclusively for transportation, including, but not limited to, streets, bike lanes, sidewalks, on-street parking, transit lanes, landscaping, and/or railroad tracks.

**Risk**—The danger or degree of hazard or potential loss.

**Reactive Organic Gases (ROG)**—Organic compounds that are assumed to be reactive at urban (and possibly regional) scales; organic compounds that are regulated because they lead to ozone formation. ROGs do not include methane.

## S

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**Second Units**—Auxiliary residential units on a lot with an existing primary residential unit.

**Secretary of the Interior’s Standards for the Treatment of Historic Properties**—Published by the National Park Service, the Standards promote responsible preservation practices that help protect the nation’s irreplaceable cultural resources. The four treatment approaches are Preservation, Rehabilitation, Restoration, and Reconstruction. The Standards are neither technical nor prescriptive, but provide philosophical consistency to the work. The City of Sacramento has adopted these Standards for its preservation project reviews.

**Section 8 Rental Payment Assistance**—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.

**Sediment**—Grains of soil, sand, or rock that have been transported from one location and deposited at another.

**Seismic**—Pertaining to earthquake or earth vibration, including those that are artificially induced.

**Sewer**—Any pipe or conduit used to collect and carry away sewage from the generating source to a treatment plant.

**Significant Effect**—A beneficial or detrimental impact on the environment. May include, but is not limited to, significant changes in an area's air, water, and land resources.

**Single-Family Dwelling, Attached**—A building containing two dwelling units with each unit having its own foundation on grade.

**Single-Family Dwelling, Detached**—A building containing one dwelling unit on one lot.

**Site Plan**—The development plan for one or more lots on which is shown the existing and proposed conditions of the lot including topography, vegetation, drainage, floodplains, marshes, and waterways; open spaces, walkways, means of ingress and egress, utility services, landscaping, structures and signs, lighting, and screening devices; and any other information that reasonably may be required in order that an informed decision can be made by the approving authority.

**Site**—A parcel of land used or intended for one use or a group of uses and having frontage on a public or an approved private street (see "Lot").

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

**Solid Waste**—Unwanted or discarded material, including garbage with insufficient liquid content to be free flowing, generally disposed of in landfills or incinerated.

**Southern California Association of Governments (SCAG)**—SCAG is a regional planning agency that encompasses six counties: Imperial, Riverside, San Bernardino, Orange, Los Angeles, and Ventura. SCAG is responsible for preparation of the Regional Housing Needs Assessment (RHNA).

**Special Assessment District**—An area where an assessment is imposed against a property because of a public project that benefits the owners in the defined area (California Government Code Section 16271[d]).

**Special Needs Groups**—Those segments of the population that have a more difficult time finding decent affordable housing due to special circumstances. Under state planning law, these special needs groups consist of the elderly, handicapped, large families, female-headed households, farmworkers, and the homeless.

**Special Taxes**—A tax levied on property pursuant to Proposition 218. Special tax revenue is used to fund infrastructure improvements and/or public services within the territory of the area in which the tax is levied. Common examples of special taxes include parcel taxes.

**Specific Plan**—A legal tool authorized by Article 8 of the Government Code (Section 65450 et seq.) for the systematic implementation of the general plan for a defined portion of a community's planning area. A specific plan must specify in detail the land uses, public and private facilities needed to support the land uses, phasing of development, standards for the conservation, development, and use of natural resources, and a program of implementation measures, including financing measures.

**Standards**—(1) A rule or measure establishing a level of quality or quantity that must be complied with or satisfied. The California Government Code (Section 65302) requires that General Plans describe the objectives, principles, "standards," and proposals of the General Plan. Examples of standards might include the number of acres of park land per 1,000 population that the community will attempt to acquire and improve. (2) Requirements in a zoning ordinance that govern building and development as distinguished from use restrictions; for example, site-design regulations such as lot area, height limit, frontage, landscaping, and floor area ratio.

**Storm Drainage System**—A system for collecting runoff of stormwater from land and streets and removing it to appropriate outlets. The

system may include inlets, catch basins, storm sewer pipes, channels, detention basins, and pump stations.

**Stream**—A topographic feature that at least periodically conveys water through a bed or channel having banks. This includes watercourses having a surface or subsurface flow that supports or has supported riparian vegetation.

**Structure**—Includes, but is not limited to, any building, road, pipe, flume, conduit, siphon, aqueduct, telephone line, and electrical power transmission and distribution line.

**Subdivision Map Act**—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”).

**Subdivision**—The division of a lot, tract, or parcel of land that is the subject of an application for subdivision.

**Subsidence**—The sudden sinking or gradual downward settling and compaction of soil and other surface material with little or no horizontal motion. Subsidence may be caused by a variety of human and natural activities, including earthquakes.

**Surface Water**—Water that flows in streams and rivers and in natural lakes, in wetlands, and in reservoirs constructed by humans.

**Sustainable**—Community use of natural resources in a way that does not jeopardize the ability of future generations to live and prosper.

**SWRCB**—State Water Resources Control Board.

## T

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**Telecommuting**—A work arrangement that allows for flexibility in working location and hours; working at home or working from home.

**Terrestrial**—Land-related.

**Topography**—Configuration of a surface, including its relief and the position of natural and man-made features.

**Total Maximum Daily Load (TMDL)**—The maximum amount of a pollutant that can be discharged into a waterbody from all sources (point and nonpoint) and still maintain water quality standards.

Under *Clean Water Act* Section 303(d), TMDLs must be developed for all waterbodies that do not meet water quality standards after application of technology-based controls. TMDL also refers to the written, quantitative analysis and plan for attaining and maintaining water quality standards in all seasons for a specific waterbody and pollutant.

**Transit Oriented Development (TOD)**—A mixed-use district within an average 2,000-foot walking distance of a transit stop and core commercial area. TODs mix residential, retail, office, and public uses in a walkable environment, making it convenient for residents and employees to travel by transit, bicycle, foot, or car.

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

**Transportation Demand Management (TDM)**—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 Management Association**—An individual or group responsible for the implementation of Transportation Systems Management (TSM) measures for the purpose of meeting alternative mode requirements for a specific geographical area. (SCC 17.184.020)

**Transportation Systems Management (TSM)**—Individual actions or comprehensive plans to reduce traffic congestion by increasing the efficiency of the transportation system itself. Examples would include improved traffic signal timing, coordination of multiple traffic signals, or spot improvements that increase capacity of the roadway system.

**Trip**—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 origin (often the “production end,” sometimes from home, but not always) and one destination (“attraction end”).

## U

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**U.S. Army Corps of Engineers (USACE)**—A federal agency of civilian and military engineers, scientists, and other specialists working in engineering and environmental matters to provide quality, responsive engineering services to the United States including planning, designing, building, and operating water resources and other civil works projects (e.g., navigation, flood control, environmental protection, disaster response); designing and managing the construction of military facilities for the Army and Air Force; and providing design and construction management support for other Defense and federal agencies (i.e., interagency and international services).

**U.S. Fish and Wildlife Service (USFWS)**—A bureau within the Department of the Interior with the mission to work with others to conserve, protect and enhance fish, wildlife and plants and their habitats for the continuing benefit of the American people.

**Underutilized Site/Parcel**—A developed parcel that is not reaching its full economic potential as currently developed.

**Urban Design**—The attempt to give form, in terms of both beauty and function, to selected urban areas or to whole cities. Urban design is concerned with the location, mass, and design of various urban components and combines elements of urban planning, architecture, and landscape architecture.

**Urban Forest**—All of the trees in the city of Sacramento, both public and private, maintenance strip trees. See also “Public Trees,” “Private Trees,” and “Maintenance Strip Trees.”

**Urban Heat Island Effect**—The urban heat island effect is a measurable increase in ambient urban air temperatures resulting primarily from the replacement of vegetation with buildings, roads, and other heat-absorbing infrastructure. The heat island effect can result in significant temperature differences between rural and urban areas. (U.S. Environmental Protection Agency)

**Urban Plazas/Pocket Parks**—A specialized neighborhood park or facility less than 5 acres in size to be used primarily by persons living, working, or visiting nearby. Likely more appropriate for areas of denser urban and mixed-use development. Amenities may include: smaller scale features such as community gardens, children's play

areas, sitting areas, tables, fountains, hardscape, public art, walkways and landscaping.

**Urban**—Of, relating to, characteristic of, or constituting a city. Urban areas are generally characterized by moderate and higher density residential development (i.e., three or more dwelling units per acre), commercial development, and industrial development, and the availability of public services required for that development, specifically central water and sewer, an extensive road network, public transit, and other such services (e.g., safety and emergency response). Development not providing such services may be “non-urban” or “rural.”

**USACE**—U.S. Army Corps of Engineers.

**USFWS**—United States Fish and Wildlife Service (also known as FWS).

## V

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**Vacant**—Parcels of land or buildings that are not actively used for any purpose.

## W

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**Water Course**—Any natural or artificial stream, river, creek, ditch, channel, canal, conduit, culvert, drain, waterway, gully, ravine, or wash in which water flows in a definite channel, bed, and banks and includes any area adjacent thereto that is subject to inundation by reason of overflow or flood water.

**Watershed**—The geographical area drained by a river and its connecting tributaries into a common source. A watershed may, and often does, cover a very large geographical region.

## X Y Z

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**Zoning Code**—Title 10 of the Beverly Hills Municipal Code, as amended.

**Zoning District**—A geographical area of a city zoned with uniform regulations and requirements.

**Zoning Map**—The officially adopted zoning map of a city specifying the uses permitted within certain geographic areas of a city.

**Zoning Ordinance**—Zoning and planning regulations of the City and any amendments, modifications, or revisions heretofore or hereafter made in such regulations. (SCC 15.120.040)

**Zoning**—Local codes regulating the use and development of property. A zoning ordinance divides the city or county into land use districts or “zones,” represented on zoning maps, and specifies the allowable uses within each of those zones. It establishes development standards for each zone, such as minimum lot size, maximum height of structures, building setbacks, and yard size.

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