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GLOSSARY AND LIST OF ACRONYMS

GLOSSARY

100-Year Flood. That flood event that has a one-percent chance of occurrence in any one year.

500-Year Flood. The magnitude of a flood expected to occur on the average every 500 years, based on historical data. The 500-year flood has a 1/500, or 0.2 percent, chance of occurring in any given year.

Acre, Gross. Area of a site calculated to the centerline of bounding streets and other public rights-of-way.

Acre, Gross Developable. Area of a site, including proposed public streets and other proposed rights-of-way but excluding areas subject to physical or environmental constraints, which include creek corridors and floodways, and areas to be dedicated for greenways or habitat protection.

Acre, Net. Area of a site excluding land to be dedicated for required easements for vehicles and rights of way, either public or private; land dedicated to be hazardous and unbuildable; and land to be dedicated for schools and parks or other facilities dedicated for public use.

Affordable Housing. Housing capable of being purchased or rented by a household with very low, low (earning below 80 percent of the Tulare County area median income), or moderate income, (earning between 80 to 120 percent of the County area median income) based on a household's ability to make monthly payments necessary to obtain housing. Housing is considered affordable when a household pays less than 30% of its gross monthly income for housing property taxes, insurance, and utilities.

Aquifer. 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.

Arterial. Arterials collect and distribute traffic to/from freeways and expressways to/from collector streets.

Attainment Status. Under amendments to the Federal Clean Air Act, the EPA has classified air basins or portions thereof, as either "attainment" or "non-attainment" for each criteria air pollutant, based on whether or not the national standards have been achieved.

Best Management Practices (BMP). The combination of conservation measures, structure, or management practices that reduces or avoids adverse impacts of development on adjoining site's land, water, or waterways, and waterbodies.

Bike Facilities. These include bike paths (Class I Facilities), bike lanes (Class II Facilities), and bike routes (Class III Facilities), following a classification system established in the Visalia Bikeway Plan.

Buffer. In terms of land use, a buffer is a transitional zone or piece of land between two different land uses.

Buildout. That level of development characterized by full occupancy of all developable sites in accordance with the General Plan; the maximum probable level of development envisioned by the General Plan under specified assumptions about densities and intensities. Buildout does not necessarily assume parcels are developed at maximum allowable intensities.

Capital Improvement Program (CIP). The multi-year scheduling of public physical improvements based on studies of fiscal resources available and the choice of specific improvements to be constructed.

Carbon Dioxide (CO₂). The most common of the greenhouse gases, CO₂ is emitted as a result of fossil fuel combustion, with contributions from cement manufacture.

Carbon Dioxide Equivalent (CO₂e). A standard measurement for assessing total greenhouse gas emissions, scaling emissions of non-CO₂ greenhouse gases based on their relative global warming potential compared to CO₂.

Carbon Monoxide (CO). A colorless, odorless gas formed by the incomplete combustion of fuels, which is toxic because of its tendency to reduce the oxygen-carrying capacity of the blood.

Climate Change. Climate change, or global climate change, refers to a change in the average climate of the earth that may be measured by wind patterns,

storms, precipitation, and temperature. The baseline by which these changes are measured originates in historical records identifying temperature changes that have occurred in the distant past, such as during previous ice ages.

Coastal Sediment. Sediment that occurs on the coastal shoreline, generally consisting of sand, gravel, silt, and clay.

Collector. Collectors serve as connectors between local and arterial streets and provide direct access to parcels.

Community Garden. A cooperatively-managed garden in an urbanized area. Community gardens can be a source of fresh produce and provide learning opportunities for community members.

Community Noise Equivalent Level (CNEL). The average equivalent A-weighted sound level during a 24-hour day, obtained after addition of five decibels to sound levels in the evening from 7 p.m. to 10 p.m. and after addition of 10 decibels to sound levels in the night from 10 p.m. to 7 a.m.

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

Complete Streets. Complete Streets are designed and operated to enable safe, attractive, and comfortable access and travel for all users, including motorists, pedestrians, bicyclists, children, seniors, individuals with disabilities, and users of public transportation.

Connectivity. The quality of street patterns that allows for through movement between and within neighborhoods.

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

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

Criteria Air Pollutants. Six pollutants identified by EPA under the federal Clean Air Act that are pervasive in urban environments and for which State and national health-based ambient air quality standards have been established. These are ozone, carbon monoxide (CO), nitrogen dioxide (NO₂), sulfur dioxide (SO₂), particulate matter (PM), and lead.

Critical Facilities. Hospitals and other care facilities and similar uses that should be located within a reasonable distance (3 miles or 3 minutes) from fire stations.

Critical Habitat. Areas designated for species listed under the Federal Endangered Species Act. These areas contain features that are essential for the conservation of the species and may require special management and protection.

Cultural Facilities. Premises operated to accommodate cultural pursuits such as visual or performing arts, lectures, or exhibitions.

Curb Cut. The opening along the curb line at which point vehicles or other wheeled forms of transportation may enter or leave the roadway. Curb cuts are essential at street corners for wheelchair users.

Day-Night Average Sound Level (Ldn). The A-weighted average sound level for a given area (measured in decibels) during a 24-hour period with a 10 dB weighting applied to night-time sound levels (after 10 p.m. and before 7 a.m.). The Ldn is approximately numerically equal to the CNEL for most environmental settings.

Decibel (dB). A unit of measurement used to express the relative intensity of sound as heard by the human ear describing the amplitude of sound, equal to 20 times the logarithm to the base 10 of the ratio of the pressure of the sound measured to the reference pressure, which is 20 micropascals (20 micronewtons per square meter).

Decibel, A-weighted (dBA). The “A-weighted” scale for measuring sound in decibels; weights or reduces the effects of low and high frequencies in order to

stimulate human hearing. Every increase of 10 dBA doubles the perceived loudness though the noise is actually ten times more intense.

Dedication. The commitment 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 required by the city as conditions of approval on a development.

Dedication, In lieu of. 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.

Density. The number of residential dwelling units per acre of land. Densities specified in the General Plan are expressed in units per gross developable acre. (See “Acres, Gross,” and “Acres, Gross Developable.”)

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. Under California State Law, residential projects that provide affordable housing may be entitled to a 35 percent increase of the underlying zone district.

Design Life. The design life of a structure is the period of time during which it can still safely meet the demand of its users.

Detention Area. A detention area is an area in the natural environment where rainwater runoff and stormwater naturally collects. Human activity and construction of homes have the effect of changing the size and shape of a detention area.

Detention Basin/Pond. Facilities classified according to the broad function they serve, such as storage, diversion or detention. Detention facilities are constructed to retard flood runoff and minimize the effect of floods.

Developer. An individual who, or business which, prepares raw land for the construction of buildings or builds or 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. The physical extension and/or construction of urban land uses. Development activities include but are not limited to: subdivision of land; construction or alteration of structures, roads, utilities, and other facilities; installation of septic systems; grading; deposit of refuse, debris, or fill materials; and clearing of natural vegetation cover (with the exception of agricultural activities). Routine repair and maintenance activities are not considered as “development.”

Easement. A right given by the owner of land to another party for specific limited use of that land. An easement may be acquired by a government through dedication when the purchase of an entire interest in the property may be too expensive or unnecessary; usually needed for utilities or shared parking.

Economic Base. Basic economic sectors in a community are those that make products and services that are sold outside the community, thereby creating income for local workers and companies.

Endangered Species, California. A native species or sub-species of a bird, mammal, fish, amphibian, reptile, or plant, which is in serious danger of becoming extinct throughout all or a significant portion of its range, due to one or more factors, including loss in habitat, change in habitat, over-exploitation, predation, competition, or disease. The status is determined by the State Department of Fish and Game together with the State Fish and Game Commission.

Endangered Species, Federal. A species which is in danger of extinction throughout all or a significant portion of its range, other than the species of the Class Insect determined to constitute a pest whose protection under the provisions of the 1973 Endangered Species Act, as amended, would present an

overwhelming and overriding risk to humans. The status is determined by the US Fish and Wildlife Service and the Department of the Interior.

Environmental Impact Report (EIR). A document used to evaluate the potential environmental impacts of a project, evaluate reasonable alternatives to the project, and identify mitigation measures necessary to minimize the impacts. The California Environmental Quality Act (CEQA) requires that the agency with primary responsibility over the approval of a project (the lead agency) evaluate the project’s potential impacts in an Environmental Impact Report (EIR).

Environmentally Sensitive Habitat Areas. As defined by the California Coastal act, these are areas containing plants or animals in their habitats that are rare or valuable due to their specific role in the ecosystem, and are likely a potential for disturbance due to human activities.

Environmental Justice. Environmental Justice refers to the fair treatment of all people – regardless of race, income, and religion – when implementing policies that affect housing and the environment. The federal and State government have policies that require agencies to identify and avoid placing a disproportionately large number of minority and low-income populations in certain geographical locations.

Equivalent Sound Level (Leq). A single-number representation of the fluctuating sound level in decibels over a specified period of time. It is a sound-energy average of the fluctuating level.

Erosion. The process by which material is removed from the earth’s surface (including weathering, dissolution, abrasion, and transportation), most commonly by wind or water.

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

Farmland Classification. California Department of Conservation system for categorizing farmland with respect to its potential for agricultural productivity based on soil type and other physical characteristics.

Fault. A fracture in the earth’s crust forming a boundary between rock masses that have shifted. An active fault is a fault that has moved recently and which is likely to again. An inactive fault is a fault which shows no evidence of movement in recent geologic time and little potential for movement.

Findings. Findings are defined as the results of an investigation, carried out by an investigating team.

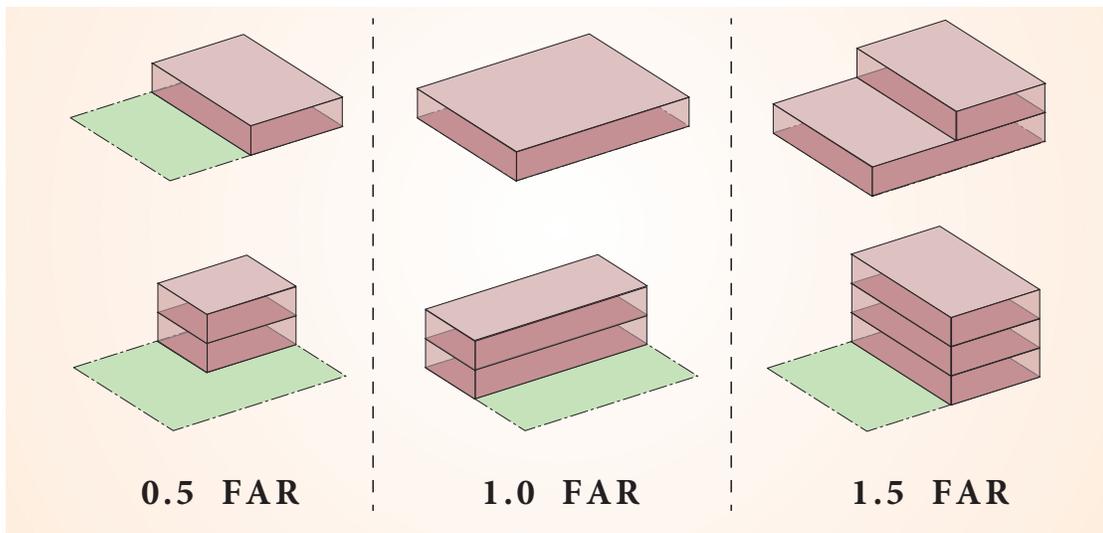
Floodplain. An area adjacent to a lake, stream, ocean or other body of water lying outside the ordinary banks of the water body and periodically inundated by flood flows. Often referred to as the area likely to be inundated by the 100-year flood.

Flood Zone. The relatively level land area on either side of the banks of a stream that is subject to flooding under a 100-year or a 500-year flood.

Floor Area, Gross. The total horizontal area in square feet of all floors within the exterior walls of a building, but not including the area of unroofed inner courts or shaft enclosures.

Floor Area Ratio (FAR). The ratio between gross floor area of structures on a site and gross site area. Thus, a building with a floor area of 100,000 square feet on a 50,000 square-foot lot will have a FAR of 2.0.

Examples showing the concept of FAR:



Flora and Fauna. Flora and fauna refer to plant and wildlife, respectively. The indigenous plant and wildlife of a geographical region is often referred to as that region’s flora and fauna.

Freeway. Freeways provide intra- and inter-regional mobility. Freeway access is restricted to primary arterials via interchanges.

Global Warming Potential. The relative impact of each greenhouse gas on climate change, on a scale based on the impact of carbon dioxide, whose Global Warming Potential (GWP) is 1.

Graywater. Graywater is defined as the wastewater produced from baths and showers, clothes washers, and lavatories. Graywater may be recycled for irrigation, cooling, or other secondary uses after minimal treatment.

Green Building. A Green Building generally refer to one that is environmentally friendly in terms of energy consumption, or the waste they produce during its entire life-cycle. A Green Building will have little or no significant impact on the environment. Green buildings are scored by rating systems, such as the Leadership in Energy and Environmental Design (LEED) rating system developed by the U.S. Green Building Council, Green Globes from GBI and other locally developed rating systems.

Greenhouse Gases. Greenhouse gases are gases in the atmosphere that absorb and emit radiation within the thermal infrared range. This process is the fundamental cause of the greenhouse effect. Carbon dioxide, methane, and ozone are examples of greenhouse gases.

Groundwater. Water under the earth's surface, often confined to aquifers capable of supplying wells and springs.

Groundwater Recharge. The natural process of infiltration and percolation of rainwater from land areas or streams through permeable soils into water-holding rocks that provide underground storage (i.e. aquifers).

Habitat. The natural environment of a plant or animal.

Hazardous Material. A material or form of energy that could cause injury or illness to persons, livestock, or the natural environment. Some examples from everyday life include, gasoline, fertilizers, detergent, used cooking oil, mineral spirits, batteries, and paint.

Hazardous Waste. Waste which requires special handling to avoid illness or injury to persons or damage to property. Includes, but is not limited to, inorganic mineral acids of sulfur, fluorine, chlorine, nitrogen, chromium, phosphorous, selenium and arsenic and their common salts; lead, nickel, and mercury and their inorganic salts or metallo-organic derivatives; coal, tar acids such as phenol and cresols and their salts; and all radioactive materials.

Historic Resource. A historic building or site that is noteworthy for its significance in local, state, national, its architecture or design, or its works of art, memorabilia, or artifacts.

Historic Structure. A structure deemed to be historically significant based on its visual quality, design, history, association, context, and/or integrity.

Household. An occupied housing unit.

Impact Fee. 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 § 54990 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.

Impervious Surface. Any material which reduces or prevents absorption of water into land.

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

Infill. The development of new housing or other buildings on scattered vacant lots in a predominantly developed area or on new building parcels created by permitted lot splits.

Infiltration. The introduction of underground water, such as groundwater, into wastewater collection systems. Infiltration results in increased wastewater flow levels.

Infrastructure. Permanent utility installations, including roads, water supply lines, sewage collection pipes, and power and communications lines.

Intersection Capacity. The maximum number of vehicles that has a reasonable expectation of passing through an intersection in one direction during a given time period under prevailing roadway and traffic conditions.

Intrusive Noise. That noise which intrudes over and above the existing ambient noise at a given location. The relative intrusiveness of a sound depends upon its amplitude, duration, frequency, time of occurrence, and tonal or information content as well as the prevailing noise level.

ISO Rating. This rating considers a community's fire defense capacity versus fire potential, and then uses the score to set property insurance premiums for homeowners and commercial property owners.

Jobs-Employed Residents Ratio. Total jobs divided by total employed residents (i.e. people who live in the area, but may work anywhere). A ratio of 1.0 typically indicates a balance. A ratio greater than 1.0 indicates a net in-commute; less than 1.0 indicates a net out-commute.

K Factor. Erosion factor K indicates the susceptibility of a soil to sheet and rill erosion by water. Factor K is one of six factors used in the Universal Soil Loss Equation (USLE) and the Revised Universal Soil Loss Equation (RUSLE) to predict the average annual rate of soil loss by sheet and rill erosion in tons per acre per year. The estimates are based primarily on percentage of silt, sand, and organic matter and on soil structure and saturated hydraulic conductivity (Ksat). Values of K range from 0.02 to 0.69. Other factors being equal, the higher the value, the more susceptible the soil is to sheet and rill erosion by water.

LEED. The Leadership in Energy and Environmental Design (LEED) Green Building Rating System™ is the nationally accepted benchmark for the design, construction, and operation of high performance green buildings.

Level of Service, LOS (traffic). A qualitative measure describing operational conditions within a traffic stream and the perception of motorists and/or passengers regarding these conditions. A level of service definition generally describes these conditions in terms of such factors as traffic volumes, speed and travel time, delays at traffic signals, freedom to maneuver, traffic interruptions, comfort, convenience, and safety.

Liquefaction. A sudden large decrease in the shearing resistance of a cohesion less soil, caused by a collapse of the structure by shock or strain, and associated with a sudden but temporary increase of the pore fluid pressure.

Low Impact Development. Site planning and development features that reduce impermeable surface areas and increase infiltration, such as use of permeable paving, vegetated swales, and water retention facilities.

Maximum Contaminant Level. Are standards that are set by the Environmental Protection Agency for drinking water quality in Title 40 of the Code of Federal Regulations. The limit is usually expressed as a concentration in milligrams or micrograms per liter of water.

Median Strip. The dividing area, either paved or landscaped, between opposing lanes of traffic on a roadway.

Minerals. Any naturally occurring chemical element or compound, or groups of elements and compounds, formed from inorganic processes and organic substances, including, but not limited to, coal, peat, and bituminous rock, but excluding geothermal resources, natural gas, and petroleum (Public Resources Code Section 2005).

Mitigation. A specific action taken to reduce environmental impacts. Mitigation measures are required as a component of an environmental impact report (EIR) if significant measures are identified.

Mitigation Measures. Action taken to avoid, minimize, or eliminate environmental impacts. Mitigation includes: avoiding the impact altogether by not taking a certain action or parts of an action; minimizing impacts by limiting the degree or magnitude of the action and its implementation; rectifying the impact by repairing, rehabilitating, or restoring the affected environment; reducing or eliminating the impact over time by preservation and maintenance during the life of the action; and compensating for the impact by repairing or providing substitute resources or environments.

Mixed Use. Describes a development project which includes two or more categories of land use such as residential and commercial, or commercial and professional office and the like For further discussion see the Land Use Element section on Mixed-use centers.

Mode (transportation). Each form of transportation is a mode: public transit, bicycling, walking, and driving.

Mode split (transportation). The proportion of trips that use each mode of transportation.

Multi-Lane Highways. Highways with posted speed limits generally between 40 and 55 miles per hour. They are interrupted by intersections or driveways.

Net Developable Area. The total area of land available for development, not necessarily the total area of a property itself. It does not include open space, drainage land, regional roads and land used for other public facilities.

Nitrogen Oxides (NO_x). Chemical compounds containing nitrogen and oxygen; reacts with volatile organic compounds, in the presence of heat and sunlight to form ozone. It is also a major precursor to acid rain.

Noise Attenuation. Reduction of the level of a noise source using a substance, material, or surface.

Noise Contours. Lines drawn about a noise source indicating equal levels of noise exposure. CNEL and Ldn are the metrics utilized herein to describe annoyance due to noise and to establish land use planning criteria for noise.

Open Space. Any parcel or area of land or water that is essentially unimproved. The General Plan designates privately-owned rural/grazing lands, and devoted open space areas as defined by California planning law.

Overdraft. A groundwater basin is in overdraft conditions when the amount of water being drawn out exceeds the amount of water being recharged.

Overlay District. A zoning designation that may be applied in addition to the “underlying” zoning district, to meet a specific, additional goal, such as to encourage affordable housing or allow flexibility with parking requirements.

Ozone. A compound consisting of three oxygen atoms that is the primary constituent of smog. It is formed through chemical reactions in the atmosphere involving volatile organic compounds, nitrogen oxides, and sunlight. Surface level Ozone can initiate damage to the lungs as well as damage to trees, crops, and materials. There is a natural layer of Ozone in the upper atmosphere, which shields the earth from harmful ultraviolet radiation.

Paleontological Resources. The mineralized remains of prehistoric plant and animal life, not including human remains or artifacts—also known as fossils.

Park Ratio. The amount of parkland in acres to 1,000 residents.

Particulate Matter (PM-10 and PM-2.5). Particulate matter in the atmosphere results from many kinds of dust- and fume-producing industrial and agricultural operations, fuel combustion, and atmospheric photochemical reactions. PM-10 and PM-2.5 consist of particulate matter that is 10 microns or less in diameter and 2.5 microns or less in diameter, respectively. PM-10 and PM-2.5 represent fractions of particulate matter that can be inhaled into the air passages and the lungs and can cause adverse health effects.

Peak Hour. The busiest one-hour period for traffic during a 24-hour period. The PM peak hour is the busiest one hour period of traffic during the evening commute period. The AM peak hour is the busiest one hour period during the morning commute.

Pedestrian-oriented Development. Development designed with an emphasis on the street sidewalk and on pedestrian access to the building, rather than an auto access and parking areas.

Pedestrian Priority Zones. Areas in which high volumes of pedestrian traffic are encouraged and accommodated along the sidewalk.

Performance Standards. A statement representing a commitment by a public agency to attain a specified level or quality of performance through its programs and policies.

Planning Area. The land area addressed by a General Plan, including land within the city limits and land outside the city limits that bears a relation to the City’s planning. This area is not all intended for development; the Urban Growth Boundary shows the future development area.

Pocket Parks. Parks less than 2 acres in area that may provide amenities for the immediate area, such as playlots in residential neighborhoods, or plazas in commercial and mixed-use areas.

Rare or Endangered Species. 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.

Retention Area. A pond, pool, lagoon, or basin used for the storage of water runoff, which is not pumped to another location.

Right-of-Way. A continuous strip of land reserved for or actually occupied by a road, crosswalk, railroad, electric transmission lines, oil or gas pipeline, water line, sanitary storm sewer or other similar use.

Residential Care Facilities. A residential care facility for the elderly is a housing arrangement chosen voluntarily by the resident, the resident’s guardian, conservator or other responsible person; where 75 percent of the residents are sixty years of age or older and where varying levels of care and supervision are provided, as agreed to at time of admission or as determined necessary at subsequent times of reappraisal. Any younger residents must have needs compatible with other residents.

Riparian. Characteristic vegetation along waterways, often described as “riparian corridors.”

Seismic. Caused by or subject to earthquakes or earth vibrations.

Sensitive Receptors. Persons or land users that are most sensitive to negative effects of air pollutants.

Persons who are sensitive receptors include children, the elderly, the acutely ill, and the chronically ill. The term “sensitive receptors” can also refer to the land use categories where these people live or spend a significant amount of time. Such areas include residences, schools, playgrounds, child-care centers, hospitals, retirement homes, and convalescent homes.

Shrink-Swell Potential. The extent to which a soil expands in volume when water is absorbed and shrinks as the soil dries. Expansive soils, with a high shrink-swell potential, are largely comprised of clays.

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.

Siltation. The process of silt deposition. Silt is a loose sedimentary material composed of finely divided particles of soil or rock, often carried in cloudy suspension in water.

Solid Waste. General category that includes organic wastes, paper products, metals, glass, plastics, cloth, brick, rock, soil, leather, rubber, yard wastes, and wood.

Special Status Species. Any species which is listed, or proposed for listing, as threatened or endangered by the U.S. Fish and Wildlife Service or National Marine Fisheries Service under the provisions of the Endangered Species Act. It also includes any species designated by the U.S. Fish and Wildlife Service as a “candidate” or “species of concern” or species identified on California Native Plant Society’s Lists 1A, 1B, or 2, implying potential danger of extinction.

Specific Plan. A plan that provides detailed design and implementation tools for a specific portion of the area covered by a general plan. A specific plan may include all regulations, conditions, programs, and/or proposed legislation which may be necessary or convenient for the systematic implementation of any general plan element(s).

Sphere of Influence (SOI). The ultimate service area of an incorporated city, as established by Tulare County LAFCO.

Stationary Source. A source of air pollution that is not mobile, such as a heating plant or an exhaust stack from a laboratory.

Surface Water. Water found in rivers, streams, creeks, lakes and reservoirs.

Stormwater Runoff. Surplus surface water generated by rainfall that does not seep into the earth but flows overland to a watercourse.

Stormwater Management. A coordinated strategy to minimize the speed and volume of stormwater runoff, control water pollution, and maximize groundwater recharge.

Student Generation Rate. The number of new students that is projected to occur with new housing units.

Subsidence. Subsidence occurs when a large portion of land is displaced vertically, usually due to the withdrawal of groundwater, oil, or natural gas.

Threatened Species, California. A species of animal or plant is endangered when its survival and reproduction in the wild are in immediate jeopardy from one or more causes, including loss of habitat, change in habitat, over-exploitation, predation, competition, disease, or other factors; or when although not presently threatened with extinction, the species is existing in such small numbers that it may become endangered if its environment worsens. A species of animal or plant shall be presumed to be rare or endangered as it is listed in Sections 670.2 or 670.5, Title 14, California Code of Regulations; or Title 50, Code of Federal Regulations Sections 17.11 or 17.12 pursuant to the Federal Endangered Species Act as rare, threatened, or endangered.

Threatened Species, Federal. A species which is likely to become an endangered species within the foreseeable future throughout all or a significant portion of its range.

Total Dissolved Solids (TDS). Total dissolved solids comprise inorganic salts and small amounts of organic matter that are dissolved in water. The principal constituents are usually calcium, magnesium, sodium and potassium and the anions carbonate, bicarbonate, chloride, sulphate and, particularly in groundwater, nitrate (from agricultural use).

Toxic Air Contaminant. An air pollutant that may increase a person's risk of developing cancer and/or other serious health effects. Toxic air contaminants include more than 700 chemical compounds that have been determined to have potential adverse health impacts.

Transfer of Development Rights. A mechanism used to relocate potential development from areas where environmental or land use impacts could be severe to other areas more appropriate for development, and to preserve significant open space resources.

Transit Oriented Development. A development or planning concept typified by the location of residential and commercial districts around a transit station or corridor with high quality service, good walkability, parking management and other design features that facilitate transit use and maximize overall accessibility.

Transportation Demand Management. Measures to improve the movement of persons and goods through better and more efficient utilization of existing transportation systems (e.g., streets and roads, freeways and bus systems) and measures to reduce the number of single-occupant vehicles utilized for commute purposes.

Trip Generation. The number of vehicle trip ends associated with (i.e., produced by) a particular land use or traffic study site. A trip end is defined as a single vehicle movement. Roundtrips consist of two trip ends.

Tsunami. A wave generated by abrupt movement of the seabed, which can occur as an earthquake or after a significant landslide.

Urban Development Boundary (UDB): The administrative boundary beyond which urban development is not allowed during the General Plan’s first time period. Plan policies provide specific criteria for moving from the UDB, or First Tier, to the Urban Growth Boundary (UGB, or Second Tier).

Urban Growth Boundary (UGB): The line within which all urban development is to be contained. The primary purpose of an UGB is to limit the extent of urbanization.

Use. The purpose for which a lot or structure is or may be leased, occupied, maintained, arranged, designed, intended, constructed, erected, moved, altered, and/or enlarged as per the City’s Zoning Ordinance and General Plan land use designation.

Vehicle Miles Traveled (VMT). A measure of both the volume and extent of motor vehicle operation; the total number of vehicle miles traveled within a specified geographical area (whether the entire country or a smaller area) over a given period of time.

View Corridor. The line-of-sight (identified as to height, width, and distance) of an observer looking toward an object of significance to the community (e.g., ridgeline, river, historic building, etc.).

Walkable. A characteristic of an area in which a variety of housing types, retail uses, parks, schools and other destinations are in close proximity and well-connected by streets and paths that provide a good pedestrian environment.

Water Recycling. The reuse of tertiary-treated wastewater for landscaping, industrial cooling, irrigation, groundwater recharge, or other uses.

Watershed. The total area above a given point on a watercourse which contributes water to the flow of the watercourse; the entire region drained by a watercourse.

Wetlands. Areas that are permanently wet or periodically covered with shallow water, such as saltwater and freshwater marshes, open or closed brackish marshes, swamps, mud flats, and fens.

Wildlife Corridor. A natural corridor, such as an undeveloped ravine, that is frequently used by wildlife to travel from one area to another.

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

Zoning Ordinance. Title 17 of the Visalia Municipal Code divides incorporated City land into districts and establishes regulations governing the use, placement, spacing, and size of buildings, open spaces, and other facilities.

LIST OF ACRONYMS

ABAG: Association of Bay Area Governments

af/y: acre feet/year

ADA: Americans with Disabilities Act

ADT: Average daily traffic

AHO: Affordable Housing Overlay zone

ALUC: Airport Land Use Commission

AST: Aboveground Storage Tank

BAAQMD: Bay Area Air Quality Management District

BART: Bay Area Rapid Transit

BAU: Business as Usual

BAWSCA: Bay Area Water Supply and Conservation Agency

BACT: Best Available Control Technology

BCDC: Bay Conservation and Development Commission

BCP: Beach and Commuter Parking

BID: Business Improvement District

BMP: Best Management Practice

C: Conservation

Caltrans: California Department of Transportation

CalGreen: California Green Building Code

CalRecycle: California Department of Resources Recycling and Recovery

CAP: Climate Action Plan

CARB: California Air Resources Board

C/CAG: City/County Association of Governments of San Mateo County

CCAT: California Climate Action Team

CCC: California Coastal Commission

CCWRP: Calera Creek Water Recycling Plant

CDF: California Department of Forestry and Fire Protection

CDFG: California Department of Fish and Game

CEQA: California Environmental Quality Act

CFCs: Chlorofluorocarbons

cfs: Cubic feet per second

CGS: California Geologic Survey

CIP: Capital Improvement Program

CLG: Certified Local Government

CMP: Congestion Management Program

CNDDDB: California Natural Diversity Database

CNEL: Community Noise Equivalent Level

CO: Carbon monoxide

COG: Council of Governments

CO_{2e}: Carbon Dioxide Equivalent

CRLF: California red-legged frog

CRSMP: Coastal Regional Sediment Management Plan

CWMA: Consolidated Waste Management Authority

CZ: Coastal Zone

dB: Decibel	GIS: Geographic Information Systems
dba: Decibel A-Weighted	GMP: General Management Plan
DNL: Day-Night Average Noise Level	GP: General Plan
DOF: Department of Finance	GPOC: General Plan Outreach Committee
DPM: Diesel Particulate Matter	GPR: GreenPoint Rated
DTSC: Department of Toxic Substances Control	GPURC: General Plan Update Review Committee
DU: Dwelling Unit	gpcpd: gallons per capita per day (water use)
du/ac: Dwelling Units per acre (measure of density)	GWP: Global Warming Potential
DWR: Department of Water Resources	HCD: Housing and Community Development
EIR: Environmental Impact Report (CEQA)	HCM: Highway Capacity Manual
EMS: Emergency Medical Service	HDR: High Density Residential
EPA: Environmental Protection Agency	HPD: Hillside Preservation District
ESHA: Environmentally Sensitive Habitat Area	HSR: High Speed Rail
ESU: Ecologically Significant Unit	HHW: Household Hazardous Waste
FAR: Floor Area Ratio (measure of intensity)	IPCC: International Panel on Climate Change
FEMA: Federal Emergency Management Act	ISO: Insurance Service Office
FESA: Federal Endangered Species Act	JPA: Joint Powers Authority
FIRM: Flood Insurance Rate Map	JUHSD: Jefferson Union High School District
FMMP: Farmland Mapping and Monitoring Program	LAFCO: Local Agency Formation Commission
FRA: Federal Responsibility Area	LCLUP: Local Coastal Land Use Plan
GBO: Green Building Ordinance	LCP: Local Coastal Program
GCC: Global Climate Change	LDR: Low Density Residential
GCM: Global Climate Model	LEED: Leadership in Energy and Environmental Design
GGNRA: Golden Gate National Recreation Area	LID: Low Impact Development
GHG: Greenhouse Gases	LIVC: Low-Intensity Visitor-Serving Commercial

Leq: Equivalent Sound Level	NO_x: Nitrogen oxides
Ldn: Day-Night Average Sound Level	NPDES: National Pollution Discharge Elimination System
LHMP: Local Hazards Mitigation Plan	NPS: National Park Service
LOS: Level of Service	NWI: National Wetlands Inventory
LRA: Local Responsibility Area	OC: Office/Commercial
LUST: Leaking Underground Storage Tank	P: Park
MCL: Maximum Contaminant Level	PG&E: Pacific Gas & Electric
MDR: Medium Density Residential	PM-2.5: Suspended particulate matter 2.5 microns or less in diameter
mgd: Million Gallons per day (water or wastewater)	PM-10: Suspended particulate matter 10 microns or less in diameter
MOE: Measures of Effectiveness	ppb: Parts per billion
MPO: Metropolitan Planning Organizations	ppd: Pounds per person per day (waste)
MRP: Municipal Regional Permit	ppm: Parts per million (10 ⁶) by volume or weight
MT: Metric ton (greenhouse gases)	PPD: Pacifica Police Department
MTC: Metropolitan Transportation Commission	PSD: Pacifica School District
MUC: Mixed Use Center	PSP: Public and Semi-Public
MUN: Mixed Use Neighborhood	RC: Retail Commercial
NAAQS: National Ambient Air Quality Standards	RHNA: Regional Housing Needs Assessment
NAHC: Native American Heritage Commission	ROG: Reactive Organic Gases
NAICS: North American Industry Classification System	ROSA: Residential/Open Space/Agriculture
NCCWD: North Coast County Water District	RP: Regional Park
NCFA: North County Fire Authority	RSM: Regional Sediment Management
NFIP: National Flood Insurance Program	RTP: Regional Transportation Plan
NFPA: National Fire Protection Association	RWQCB: Regional Water Quality Control Board
NMFS: National Marine Fisheries Service	SA: Special Area
NOAA: National Oceanic and Atmospheric Administration	

- SamTrans:** San Mateo County Transit District
- SB:** Sandy Beach
- SC:** Service Commercial
- SR:** State Route
- SCS:** Sustainable Communities Strategy
- SFGS:** San Francisco garter snake
- SFO:** San Francisco International Airport
- SFPUC:** San Francisco Public Utilities Commission
- SIP:** State Implementation Plan (Air Pollution)
- SMARA:** Surface Mining and Reclamation Act
- SMCL:** San Mateo County Library
- SMCWPPP:** San Mateo Countywide Stormwater Pollution Prevention Program
- SOI:** Sphere of Influence
- Sq. Ft.:** Square Feet
- SR:** State Route
- SRA:** State Responsibility Area
- SWMP:** Storm Water Management Plan
- SWRCB:** State Water Resources Control Board
- TAC:** Toxic Air Contaminant
- TAZ:** Traffic Analysis Zone
- TDM:** Transportation Demand Management
- TMDL:** Total Maximum Daily Load
- TOD:** Transit Oriented Development
- TRD:** Transfer of Development Rights
- TWL:** Total Water Level
- U:** Utilities
- UDB:** Urban Development Boundary
- UGB:** Urban Growth Boundary
- UR:** Urban Reserve
- USGS:** United States Geologic Survey
- UST:** Underground Storage Tank
- UV:** Ultraviolet
- UWMP:** Urban Water Management Plan
- V/C:** Volume to Capacity Ratio
- VC:** Visitor-Serving Commercial
- VLDR:** Very Low Density Residential
- VMT:** Vehicle Miles Traveled
- VOC:** Volatile Organic Chemicals
- VPD:** Vehicles per Day
- WCP:** Water Conservation Plant
- WWTP:** Waste Water Treatment Plant

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