



APPENDIX A

GLOSSARY OF GENERAL PLAN TERMS

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Definitions of terms used throughout this general plan rely on applicable statutory definitions when they appear in California law, and are implicit to the general plan. Definitions appearing the city of Napa Municipal Code are also incorporated by reference when they are not otherwise defined in this section. In cases where terms are not defined in this section, and the City's Municipal Code and state statute conflict, the more restrictive of the two shall be considered to govern. When defined in this section, the general plan definition will prevail, unless it explicitly conflicts with definitions appearing in applicable state or federal laws.

Key words necessary to understand the various general plan elements, which may not be defined by federal, state or local laws, are defined below for the reader's convenience:

Access/Egress The ability to enter a site from a roadway and exit a site onto a roadway by motorized vehicle.

Acre Foot The quantity of water required to cover one acre one foot deep. One acre foot equals 325,850 gallons.

Acres, Gross The entire acreage of a site, including proposed rights of way, easements, environmental lands, etc.

Acres, Net The acreage of a site, not including public or private road rights-of-way.

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

Agriculture The use of land for agricultural purposes, including farming, dairying, pasturage, horticulture (including Christmas trees), floriculture, viticulture, apiaries, and animal farms; but not including stockyards or the commercial feeding of garbage or offal to swine or other animals.

Agricultural Land Lands with commercially productive soils and/or in viable agricultural production. Two distinctions are made; long-term agricultural lands where no urban or suburban development has or is planned to occur; and short-term agricultural lands, which are within the sphere of influence of a city or are planned for residential, commercial, or industrial development by the county.

Airport Clear Zone A designated area of land that is subject to peak aircraft noise and on which there is the highest potential of danger from airport operations.

Alluvial Soils deposited by stream action.

Ambient Surrounding on all sides; this term is 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 four units used for the same purpose; (2) A separate suite, not owner occupied, which includes kitchen facilities and is designed for and rented as the home, residence, or sleeping place of one or more persons living as a single housekeeping unit.

Aquifer An underground, water bearing layer of earth, porous rock, sand, or gravel, through which water can seep or be held in natural storage.

Aquifer Recharge The replenishment of ground water in an aquifer.

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

Architectural Review Regulations and procedures requiring the exterior design of buildings and structures to be suitable, harmonious, and in keeping with the general appearance, historical character, and/or style of surrounding areas. A process used to exercise control over the design of buildings and their settings.

- Arterial Street** Arterials provide service that is relatively continuous and of medium to high traffic volume (10,000 - 35,000+ average daily trips), long trip length, and medium to high operating speeds (30 -45 mph). Arterials provide intra-community travel and access to the countywide highway system, have restricted parking, and access control with signals at important intersections and stop signs on the side streets.
- Association of Bay Area Governments (ABAG)** The Council of Governments for the Bay Area. ABAG is composed of the nine counties that abut the San Francisco Bay; Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, Santa Clara, Solano and Sonoma.
- Attached Dwelling Unit** A single-family dwelling attached to one or more single-family dwellings by a common vertical wall.
- Average** The arithmetic mean – A number that typifies a set of numbers of which it is a function.
- Base Wastewater Flow (BWF)** Refers to the amount of sewage incoming for treatment.
- Bicycle Boulevard** An onstreet Class III bikeway, with traffic-calming design features that enhance bicycle use.
- Bicycle Lane (Class II facility)** A corridor expressly reserved for bicycles, existing on a street or roadway in addition to any lanes for use by motorized vehicles.
- Bicycle Path (Class I facility)** 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.
- Bicycle Route (Class III facility)** A facility shared with motorists and identified only by signs, a bicycle route has no pavement markings or lane stripes.
- Bikeways** A term that encompasses bicycle lanes, bicycle paths, and bicycle routes.
- Blighted Area** An area where there are a substantial number of slum, deteriorated, or deteriorating structures and conditions that endanger life or property by fire or other causes or one or more of the following factors that substantially impairs or arrests the sound growth of a county or municipality and is a menace to the public health, safety, morals, or welfare in its present condition and use: predominance of defective or inadequate street layout; faulty lot layout in relation to size, adequacy, accessibility, or usefulness; unsanitary or unsafe conditions; deterioration of the site or other improvements; tax or special assessment delinquency exceeding the fair value of the land; and/or diversity of ownership or defective or unusual conditions of title that prevent the free alienability of land within the deteriorated or hazardous area.
- Buffer Zone** An area of land separating two distinct land uses that acts to soften or mitigate the effects of one land use on the other.
- California Environmental Quality Act (CEQA)** A State law 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 of the proposed project. General Plans require the preparation of a "program EIR".
- Caltrans** California Department of Transportation.
- Capital Improvement** Physical assets constructed or purchased to provide, improve or replace a public facility and that are large in scale and high in cost. The cost of a capital improvement is generally nonrecurring and may require multi-year financing.
- Capital Improvements Program (CIP)** A multi-year (usually five or six) schedule of capital improvement projects, including cost estimates and priorities, budgeted to fit financial resources. The CIP, administered by a city or county government and reviewed by its planning commission, schedules permanent improvements needed in the future, taking into consideration the projected fiscal capability of the local jurisdiction. The CIP is generally reviewed annually for conformance to and consistency with the general plan.

- Carbon Dioxide** A colorless, odorless, non-poison gas that is a normal part of the atmosphere.
- 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.
- Catchment** Area of collection – or – a structure, such as a basin, for collecting drainage water.
- Cluster Development** Development in which a number of dwelling units are placed in closer proximity than usual, or are attached, with the purpose of retaining an open space area.
- Clustering** The practice of grouping permitted types of residential uses close together rather than distributing them evenly throughout a site while remaining at/or below the permitted density.
- Collector Street** Collectors distribute traffic between local streets and/or arterials, providing circulation within and between neighborhoods. Collectors usually serve short trips and are intended for collecting trips from local streets and distributing them to the arterial network. Collectors provide service at relatively moderate traffic volumes (5,000-20,000 average daily trips), trip length, and operating speed (25-30 mph).
- Commercial Uses** Activities within land areas that are predominantly connected with the sale, rental and distribution of products, or performance of services.
- Community Noise Equivalent Level (CNEL)** A 24-hour energy equivalent level derived from a variety of single noise events, with weighting factors of 5 and 10 dBA applied to the evening (7:00 to 10:00 p.m.) and nighttime (10:00 p.m. to 7:00 am) periods, respectively, to allow for the greater sensitivity to noise during these hours.
- Community Park** Land with full public access intended to provide recreation opportunities beyond those supplied by the neighborhood parks. Community parks are larger in scale than neighborhood parks but smaller than regional parks.
- Compatible** Capable of existing together without conflict or ill effects.
- Concurrency** A regulation specifying that before a development permit can be issued, what public facilities must be provided to the proposed development, when these facilities will be provided, and who will pay for them.
- Condominium** A structure of two or more units, the interior spaces of which are individually owned; the balance of the property (both land and building) is owned in common by the owners of the individual units.
- Congregate Housing Facility** A type of housing for the elderly where meals are provided in common dining facilities and which may include housekeeping, recreation, and other services as a part of an overall package of services.
- Conservation** The management of natural resources to prevent waste, destruction or neglect.
- Conservation Uses** Activities within land areas designated for the purpose of conserving or protecting natural resources or environmental quality, including areas designated for such purposes as flood control, protection of quality or quantity of groundwater or surface water, floodplain management, fisheries management, or protection of vegetative communities and wildlife habitats.
- Convenience Goods** Retail items generally necessary or desirable for everyday living, usually purchased at a convenient nearby location. Because these goods cost relatively little compared to income, they are often purchased without comparison shopping.
- Council of Governments (COG)** Most regions in the State of California have a designated "Council of Governments," a voluntary association of local governments. The regions are defined by the State of California, and COG's are assigned certain tasks by the State (such as preparing projections and distributing fair share housing needs).
- dB** Decibel; a unit used to express the relative intensity of a sound as it is heard by the human ear.

- dB A** The "A-weighted" scale for measuring sound in decibels; weighs or reduces the effects of low and high frequencies in order to simulate human hearing. Every increase of 10 dBA doubles the perceived loudness, though the noise is actually ten times more intense.
- Dedication** The turning over by an owner or developer of private land for public use, and the acceptance of land for such use by the governmental agency having jurisdiction over the public function for which it will be used. Dedications for roads, parks, school sites, or other public uses are often made conditions for approval of development.
- Density** The average number of dwelling units or employees per unit of area (square feet, acre, square mile, etc.). Density generally refers to residential uses.
- 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 planned or zoned, usually in exchange for the provision or preservation of an amenity at the same site or at another location. Under California's housing laws, a housing development that provides 20% of its units for lower income households, or 10% of its units for very low income households, is entitled to a density bonus.
- Density, Gross** The number of dwelling units per gross acre. Gross acreage is the total amount of raw land, including all public or private road rights-of-way.
- Density, Net** The number of dwelling units per net developable acre (acreage of the site, not including public or private road rights-of-way).
- Density, Residential** The number of permanent residential dwelling units per acre of land. Densities specified in the general plan may be expressed in units per gross acre or per net developable acre (See *Acres, Gross* and *Acres, Net*).
- 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, sensitive, or hazardous areas. In some jurisdictions, for example, developers can buy development rights of properties targeted for public open space and transfer the additional density to the base number of units permitted in the zone in which they propose to develop.
- Detached Dwelling Unit** A single-family dwelling which is not attached to any other dwelling by any means.
- Destination Resort** A hotel or motel which provides commercial retail and service uses oriented to tourists and other visitors to the community. It may include lodging units configured as single, detached units and as clusters of multiple, attached units surrounding central dining, entertainment, conference, meeting room and related facilities. A lodging unit may range from a unit with one or more bedrooms with related amenities to a unit similar to a dwelling, including its own automobile parking space or carport. Within the destination resort, some portion of the lodging units may be owned by the resort operator and remainder may be owned by others who may make their units available through the resort operator for occupancy by resort guests. In addition to the lodging units contained within the resort, this designation includes contiguous cottages, casitas, condominiums, and other housing units which may be made available to the guest of the resort.
- 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.
- Development** The physical extension and/or construction of urban land uses. Development activities include: subdivision of land; construction or alteration of structures, roads, utilities, and other facilities; installation of septic systems; grading; deposit of refuse, debris, or fill materials; and clearing of natural vegetation cover (with the exception of agricultural activities). The making of any material change in the use of any building or other land is development, while routine repair and maintenance activities are not.
- Development Phasing** The process by which a large scale project is built in stages over a period of time, concurrent with market conditions or the provision of public facilities.

- Dwelling Unit** A room or group of rooms (including sleeping, eating, cooking, and sanitation facilities, but not more than one kitchen), which constitutes an independent housekeeping unit, occupied or intended for occupancy by one household on a long term basis.
- Easement** Usually the right to use property owned by another for specific purposes or to gain access to another property. For example, utility companies often have easements on the private property of individuals in order to install and maintain utility facilities.
- Educational Uses** Activities and facilities of public or private primary or secondary schools, vocational and technical schools, and colleges and universities, including the areas of buildings, campus open space, dormitories, recreational facilities and parking.
- Effluent** Wastewater leaving a plant.
- Elderly Housing** Typically one and two bedroom apartments designed to meet the needs of persons 62 years of age or older or, if more than 150 units, persons 55 years of age and older, and restricted to occupancy by them. (See *Congregate Living Facility*)
- Enclave** A geographical area that is surrounded partially or totally by land managed by another jurisdiction, and for which the management of that area by the governing jurisdiction is impeded because of its inaccessibility.
- Endangered Species** A species of animal or plant is considered to be endangered when its prospects for survival and reproduction are in immediate jeopardy from one or more causes.
- Enhance, v.** To improve existing conditions by increasing the quantity or quality of beneficial uses.
- Environmental Impact Report (EIR)** A report 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*)
- Established Neighborhood** A neighborhood where platted lands are at least eighty percent developed and occupied.
- Expansive Soils** Soils that swell when they absorb water and shrink as they dry.
- Expressway** A divided multi-lane arterial highway for through traffic with full or partial access control and (generally) grade separations at major intersections.
- Family** (1) Two or more persons related by birth, marriage or adoption [U.S. Bureau of the Census]; (2) An individual or a group of persons living together who constitute a *bona fide* single family housekeeping unit in a dwelling unit, not including a fraternity, sorority, club or other group of persons occupying a hotel, lodging house or institution of any kind.
- Fire Hazard Zone** 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.
- Firm Yield** The amount of water a supply source can provide on a continuous basis, without deficit, under a full range of hydrological conditions (may be based on records of previous 40 or 50 years.) Since that is a worse-case scenario, supply is sometimes measured by a percentage of time a particular yield can be supplied. For example, Lake Hennessey can supply a minimum of 5,000 Ac-Ft/Yr. all the time (firm yield), but it can provide 12,000 Ac-Ft/Yr. 80 percent of the time (80 percent firm yield).
- Flood Plain (Floodway Fringe)** Areas inundated during a 100-year flood event or identified by the National Flood Insurance Program as an A Zone or V Zone on Flood Insurance Rate Maps or Flood Hazard Boundary Maps. The city of Napa's flood plain is the land surface that floods when the Napa River or any of the existing streams carry flows in excess of their capacity and overtop their banks. A projected flood plain boundary depends on the magnitude of the projected flood related to its assigned frequency (i.e., the average period of time between floods that reach to the projected flood plain boundary).

- Floodway** The flood flow area immediately adjacent to the stream channel that accommodates the flood water displaced by the encroachments into the flood plain. An important component of the floodway concept is that this additional displaced water in the floodway will not result in a flood elevation increase (i.e., surcharge) in the floodway of more than one foot.
- Floor Area Ratio (FAR)** The maximum gross floor area permitted on a site divided by the total net area of the site, expressed in decimals to one or two places. For example, on a site with 10,000 net. sq. ft. of land area, a Floor Area Ratio of 1.0 will allow 10,000 gross sq. ft. of building floor area to be built. On the same site, an FAR of 1.5 would allow 15,000 sq. ft. of floor area; an FAR of 2.0 would allow 20,000 sq. ft., and an FAR of 0.5 would allow only 5,000 sq. ft. This concept is used for regulating the intensity of commercial development in the same way that density is used to measure residential development. Also commonly used in zoning, FAR's typically are applied on a parcel by parcel basis as opposed to an average FAR for an entire land use or zoning district.
- Freeway** A high speed, high capacity, limited access transportation facility serving regional and countywide travel. Such roads are free of tolls, as contrasted with "turnpikes" or other "toll roads," which have begun to be introduced in California. Freeways are generally used for long trips between major land use generators. At Level of Service "E", they carry approximately 1,875 vehicles per lane per hour, in both directions. Major streets cross at a different grade level.
- Gateway** A point along a roadway entering the city at which a motorist gains a sense of having left the environs and of having entered the city.
- Geologic Review** The analysis of geologic hazards, including all potential seismic hazards, surface ruptures, liquefaction, landsliding, mudsliding, and the potential for erosion and sedimentation.
- Goal** A general, long term aim or end toward which programs or activities are ultimately directed.
- Greenbelt** An open space area surrounding an urbanized community; sometimes defined as an open space buffer separating one community from another. A greenbelt is generally composed of different types of open space: parks, agricultural land, land with other important natural resource values, and land that is left open to protect the public health and safety.
- 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 (See *Aquifer*).
- Growth Management** A method to guide development in order to minimize adverse environmental and fiscal impacts and maximize the health, safety, and welfare benefits to the residents of the community.
- Habitat** The physical location or type of environment in which an organism or biological population lives or occurs.
- Hazardous Material** Any material that, because of its quantity, concentration, or physical or chemical characteristics, poses a significant present or potential hazard to human health and safety or to the environment if released into the workplace or the environment. The term includes, but is not limited to, hazardous substances and hazardous wastes.
- Highway** High speed, high capacity, limited access transportation facility serving regional and countywide travel. Highways may cross at a different grade level.
- Hillside** Land that has an average percent of slope equal to or exceeding fifteen percent.
- Historic** An historic building or site is one that is noteworthy for its significance in local, state, or national history or culture, its architecture or design, or its works of art, memorabilia, or artifacts.
- Historic Preservation** The preservation of historically significant structures and neighborhoods in order to facilitate restoration and rehabilitation of the building(s) to a former condition.

- Historic Resources** All areas, districts or sites containing properties listed on the city of Napa Master List of Historic Properties, California Master Site File, or the National Register of Historic Places.
- Household** All those persons, related or unrelated, who occupy a single housing unit. (See *Family*)
- Housing Unit** The place of permanent or customary abode of a person or family. A housing unit may be a single family dwelling, multifamily dwelling, condominium, modular home, mobile home, cooperative, or any other residential unit considered real property under State law. A housing unit has, at least, cooking facilities, a bathroom, and a place to sleep. (See *Dwelling Unit, Family, and Household*)
- Impact** The effect of any direct manmade actions or indirect repercussions of manmade actions on existing physical, social, or economic conditions.
- 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 Section 66000, et seq., specifies that development fees may 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.
- Infill Development** Development on scattered vacant sites within the urbanized area of a community.
- Influent** Wastewater coming into a treatment plant.
- Infrastructure** Those manmade structures serving the common needs of the population, such as: sewage disposal systems; potable water systems; potable water wells serving a system; solid waste disposal sites or retention areas; stormwater systems; utilities; piers; docks; wharves; breakwaters; bulkheads; seawalls; revetments; causeways; marinas; navigation channels; bridges; roadways; and streets.
- Institutional** (1) Privately owned and operated activities that are institutional in nature, such as hospitals, museums, and schools; (2) churches and other religious institutions; and (3) other nonprofit activities of an education, youth, welfare, or philanthropic nature that cannot be considered a residential, commercial or industrial activity.
- Intensity** A measure of land use activity based on density, use, mass, size, and/or impact.
- Interchange** A system of interconnecting roadways in conjunction with one or more grade separations, providing for the interchange of traffic between two or more roadways on different levels.
- Landscaping** Planting, including trees, shrubs, and ground covers, suitably designed, selected, installed, and maintained so as to enhance a site, street, or roadway permanently.
- Land Use** The occupation or use of land or water area for any human activity or any purpose defined in the general plan.
- Land Use Designation** A classification used to designate, geographically on a map and/or in text form, what activities are permitted within the area designated.
- Land Use Diagram** The graphic aid(s) intended to depict the spatial distribution of various land uses by land use category, subject to the goals, policies, implementation measures; and the exceptions and provisions of the Land Use Element text and applicable land development regulations.
- Land Development Regulations** Ordinances enacted by local governing bodies for the regulation of any aspect of development, including any local government zoning, rezoning, subdivision, building construction or sign regulations or any other regulations controlling the development of land.
- Laterals** The sewer lines that connect users to sewer mains.
- L_{dn} (Day-Night Average Sound Level)** 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 nighttime sound levels. The L_{dn} is approximately

numerically equal to the CNEL for most environmental settings.

- Level of Service (LOS)** An indicator of the extent or degree of service provided by, or proposed to be provided by a facility based on and related to the operational characteristics of the facility. Level of service generally indicates the capacity per unit of demand for each public facility.
- Limited Access Facility** A roadway especially designed for through traffic, and over, from, or to which owners or occupants of abutting land or other persons have no greater than a limited right or easement of access.
- Linear Retail** Areas characterized by free standing retail and office uses lining high volume roads, which experience decreased operating speeds as a result of the multiple curbcuts, signage and other site design factors associated with such uses. This type of development pattern is also referred to as strip commercial.
- Liquefaction** The transformation of loose water saturated granular materials (such as sand or silt) from a solid into a liquid state. A type of ground failure that can occur during an earthquake.
- Live-Work Unit** A building or space in a building that is designed to provide both dwelling and work accommodations for the occupant.
- Local Street** A street providing service adequate for relatively low traffic volumes, short average trip lengths or minimal through traffic movements, and high volume land access for abutting property. (See *Street, Minor*)
- Lot of Record** A lot that is part of a subdivision, the plat of which has been recorded in the Office of the Clerk of the Circuit Court of Napa County; or any parcel of land, whether or not part of a subdivision, that has been officially recorded by a deed in the office of the Clerk, provided such lot met the minimum dimensions for lots in the zoning district in which it was located at the time of recording, or was recorded prior to the effective date of zoning in the area where the lot is located and met the requirements of any subdivision regulations in effect at the time of the recording.
- Low Income Household (Family)** A household with an annual income usually no greater than 80% of the area median family income adjusted by household size, as determined by a survey of incomes conducted by a city or a county, or in the absence of such a survey, based on the latest available eligibility limits established by the U.S. Department of Housing and Urban Development (HUD) for the Section 8 housing program.
- Low Mobility Use** A use involving a concentration of people that would require assistance, supervision or special transportation to travel from the site, such as schools, hospitals and nursing homes.
- Maintain, v.** To keep in an existing state.
- Mass Transit** Passenger services provided by public, private or non-profit entities such as the following surface transit modes: commuter rail, rapid rail transit, light rail transit, fixed guideway transit, express bus, and local fixed route bus.
- Mean** The average of a set of numbers, calculated by adding all numbers of a set and dividing by the number of the numbers in the set.
- Median** The mid-point in a range of numbers, above and below which lie an equal number of values.
- Metropolitan Transportation Commission (MTC)** The Bay Area's regional transportation agency, responsible for coordinating the provision of transportation services and developing the region's priorities for expenditure of State and Federal transportation funding.
- Minimize, v.** To reduce or lessen, but not necessarily to eliminate.
- Mitigate, v.** To ameliorate, alleviate, or avoid to the extent reasonably feasible.
- Mixed Use** 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. Land uses, which when combined constitute mixed or

multiple uses, exclude parks, golf courses, schools, and public facilities (fire stations, utility substations, etc.).

Mobile Home A structure, transportable in one or more sections, built on a permanent chassis and designed for use as a single family dwelling unit and that (1) has a minimum of 400 square feet of living space; (2) has a minimum width in excess of 102 inches; (3) is connected to all available permanent utilities; and (4) is tied down (a) to a permanent foundation on a lot either owned or leased by the homeowner or (b) is set on piers, with wheels removed and skirted, in a mobile home park under a lease with a minimum period of one year. If fabricated after June 15, 1976, each section bears a U.S. Department of Housing and Urban Development label certifying that it is built in compliance with the federal Manufactured Home Construction and Safety Standards.

Moderate Income Household (Family) A household with an annual income between the lower income eligibility limits and 120 percent of the area median family income adjusted by household size, usually as established by the U.S. Department of Housing and Urban Development (HUD) for the Section 8 housing program. (See *Low Income Household*)

Multiple Family Building (Multi-Family) A detached building designed and used exclusively as a dwelling by four or more families occupying separate suites.

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

Nexus A "connection" or "linkage". Generally referred to in regards to Assembly Bill 1600 that requires jurisdictions show a reasonable nexus between the fees charged new development and the cost of providing new services to the development.

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

Node A focal point within the context of a larger, contiguous area surrounding it. A node is an area of concentrated activity that attracts people from outside its boundaries for purposes of interaction within that area.

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

Objective A specific, measurable, intermediate end that is achievable and marks progress toward a goal. An objective should be achievable and, where possible, should be measurable and time specific.

Office A structure for conducting business, professional, or governmental activities in which the showing or delivery from the premises of retail or wholesale goods to a customer is not the typical or principal activity. Office uses include general business offices, medical and professional offices, administrative or headquarters offices for large wholesaling or manufacturing operations, and research and development.

Open Space Any parcel or area of land or water that is unimproved and suitable for purposes of (1) preservation of natural resources, (2) managed production of resources, (3) outdoor recreation, and/or (4) public health and safety.

Outfall The natural or manmade stormwater conveyance system that drains the land.

Overlay A land use designation on a land use map, or a zoning designation on a zoning map, which modifies the basic underlying designation in some specific manner.

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

Paratransit Transportation services that operate vehicles (e.g., buses, jitneys, taxis, and vans) in a curb to curb,

- demand/response mode.
- Park** Open space land on which the primary purpose is recreation. (See *Community Park* and *Neighborhood Park*)
- Parking Ratio** The number of parking spaces provided per 1,000 square feet of floor area (e.g., 2:1 or "two per thousand").
- Parkway** An expressway or arterial designed for noncommercial traffic only, usually located within a strip of landscaped park or natural vegetation.
- Peak Hour/Peak Period** For any given roadway, a daily period during which traffic volume is highest, usually occurring during morning and evening commute times. Where "F" Levels of Service exist, the "peak hour" may stretch into a "peak period" of several hours duration.
- Planned** A future project, event, or land area use that has been anticipated and prepared for, usually with a site plan, a land use plan and/or the Capital Improvement Program and Budget.
- Planned Development (PD)** A project designed as a single entity with one or more buildings, amenities and other features, the details of which are governed by the requirements of a site plan, approved by permit or through special zoning. Planned development projects may include one or a mixture of land uses and are typically characterized by significant variations from development standards, such variations being necessary to encourage high quality, innovative design and/or to preserve open space, natural features and other site constraints.
- Platting** A term used to describe the configuration or pattern of subdivided parcels.
- Policy** The way in which programs and activities are conducted to achieve an identified goal. A general direction that a governmental agency sets to follow, in order to meet its goals through implementation measures or action programs. (See *Program*)
- Pounds per Square Inch (PSI)** A unit of pressure, usually employed in measurements of water system capacity.
- Programmed** A facility that has been officially scheduled for construction in the Capital Improvements Program and/or Budget.
- Protect, v.** To maintain and preserve beneficial uses in their present condition as nearly as possible. (See *Enhance*)
- Public Buildings and Grounds** Structures or lands that are owned, leased, or operated by a government entity, such as civic and community centers, hospitals, libraries, police stations, fire stations, and government administration buildings.
- Public and Quasi-Public Facilities** (1) Institutional, academic, governmental and community service uses, either publicly owned or operated by nonprofit organizations; or (2) Facilities including transportation, sewer, solid waste, drainage, potable water, and parks and recreation systems or facilities.
- 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 17.2, pursuant to the Federal Endangered Species Act designating species as rare, threatened, or endangered.
- Recreation** The pursuit of leisure time activities occurring in an indoor or outdoor setting.
- 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.
- Recreation, Passive** A type of recreation or activity that does not require the use of organized play areas, and which may function as a view shed, etc. (See *Open Space*)
- Recycle** The process of extraction and reuse of materials from waste products.

- Redevelopment** A process used in developed areas to rehabilitate and infill underused areas more efficiently and/or replace blighted areas by changing the types of uses, intensities or densities of the land uses, usually to achieve an economically higher and better use of the land.
- Regional** Pertaining to activities or economies at a scale greater than that of a single city, county, or combination thereof, and affecting a broad, related area.
- Regional Park** A park typically 150-500 acres in size focusing on activities and natural features not included in most other types of parks. Regional parks may offer a specific or unique scenic or recreational opportunity.
- Regulation** A rule or order prescribed for management of government.
- Research and Development Use** A use engaged in study, testing, design, analysis, and experimental development of products, processes, or services.
- Residential Use** Activities within land areas used predominantly for housing.
- Residential, Single Family** A single dwelling unit on a building site.
- Ridgeline** A line connecting the highest points along a ridge and separating drainage basins or small scale drainage systems from one another.
- Right-of-Way** Land in which the state, a county, or a municipality owns the fee simple title or has an easement dedicated or required for a transportation or utility use. A strip of land over which transportation and public use facilities are built, such as roadways, railroads, and utility lines.
- Riparian Lands** Lands comprised of vegetative and wildlife areas adjacent to perennial and intermittent streams. Riparian areas are delineated by the existence of plant species normally found near fresh water.
- Risk** The danger or degree of hazard or potential loss.
- Runoff** That portion of rain or snow that does not percolate into the ground and is instead discharged into streams.
- Rural Urban Limit (RUL)** The boundary line that defines the maximum extent of urban development for the city of Napa at the year 2020. Unincorporated County islands may continue to exist within the RUL , but it is City policy to support their annexation whenever possible.
- Sanitary Sewer Facilities (Sewerage)** The structure or systems designed for the collection, transmission, treatment, or disposal of sewage, and this includes trunk mains, interceptors, treatment plants and disposal systems.
- Scale** Generally refers to relative size or extent.
- Scenic Highway Corridor** The visible area outside a highway's right-of-way, generally described as "the view from the road."
- Scenic Highway/Scenic Route** A highway, road, drive, or street that, in addition to its transportation function, provides opportunities for the enjoyment of natural and manmade scenic resources and access or direct views to areas or scenes of exceptional beauty or historic or cultural interest.
- Second Unit** A self-contained living unit, either attached to or detached from, and in addition to, the primary residential unit on a single lot. Sometimes called a "Granny Flat."
- Seiche** An earthquake generated wave in an enclosed body of water such as a lake, reservoir, or bay.
- Seismic** Caused by or subject to earthquakes or earth vibrations.
- Senior Housing** See *Elderly Housing*.
- Seniors** Persons age 62 or older.
- Setback** The distance by which any use, building, or structure is required to be removed from a property line

contiguous to a public or private right-of-way (excluding alleys), except for such encroachments that are expressly permitted by the Municipal Code. (See *Yard*).

Shall (Will), v. A directive verb signifying the action is obligatory or necessary.

Shopping Center A group of commercial establishments, planned, developed, owned or managed as a unit, with off street parking provided on site.

Should, v. A directive verb signifying the action is to be carried out unless circumstances make it impossible.

Single Family Attached Dwellings A structure containing two or more single family dwelling units with both side walls (except end units of building) attached from ground to roof. This type of dwelling is sometimes referred to as a *duplex* when no more than two units are joined (See *Townhouses*).

Single Family Detached Dwelling A single family dwelling with open space on all sides.

Site Any tract, lot or parcel of land or combination of tracts, lots or parcels of land that are in one ownership, or are contiguous and in diverse ownership where development is to be performed as part of a unit, subdivision, or project.

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

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

Solid Waste A general category that includes organic wastes, paper products, metals, glass, plastics, cloth, brick, rock, soil, leather, rubber, yard wastes and wood. Organic wastes and paper products comprise about 75 percent of the typical urban solid waste stream.

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

Sphere of Influence The probable ultimate physical boundaries and service area of a local agency (city or district) as determined by the Local Agency Formation Commission (LAFCo) of the county.

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 include the objectives, principles, *standards*, and proposals of the general plan. (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 are common planning standards.

Stream Channel - The area continuously covered with flowing water (e.g., the Napa River). The width of the stream channel is the distance between the tops of the streambank. The location of each streambank top is determined by defining the exact location that is the division point between the relatively steep gradient of a channel side and the relatively flat gradient of the land surface adjacent to that channel side.

Street Functional Classification The assignment of streets into categories according to the character of service they provide in relation to the total street network. Basic functional categories include limited access facilities, arterial and collector streets, that may be subcategorized into principal, major or minor levels. Where appropriate, the levels may be further grouped into urban and rural categories.

Street Furniture Those features associated with a street that are intended to enhance its physical character and use by pedestrians, such as benches, trash receptacles, kiosks, lights, newspaper racks.

Streets, Local and Minor Local streets not shown on the Transportation Element Traffic Circulation Plan, whose primary intended purpose is to provide access to fronting properties.

- Subdivision** The division of a tract of land into defined lots, parcels, tracts, or other divisions of land as defined in applicable State statutes and local land development regulations, which can be separately conveyed by sale or lease, and which can be altered or developed. "Subdivision" includes a condominium project as defined in Section 1350 of the California Civil Code.
- Suburban** Generally, development on the periphery of urban areas, which is predominantly residential in nature and has most urban services available. The intensity of suburban development is usually lower than in urban areas.
- Surface Water** Water that comes from lakes, reservoirs, and rivers, as opposed wells that draw water out of the ground.
- Townhouses** Two or more attached single family dwelling units within a structure having common side walls, front and rear yards, and individual entryways. (See Single Family Attached Dwellings)
- Traffic Intensive Uses** A land use that attracts or generates a relatively high level of traffic activity. A non exhaustive list of such uses would include drive through facilities, supermarkets, and most retail shopping centers. The ITE Trip Generation manual shall be the city's primary reference source for determining whether a particular proposed use is traffic intensive or not.
- Traffic Calming** A traffic management program usually designed to address safety and aesthetic issues related to automobile use in residential areas, and which reduces the operating speed of motor vehicles through landscaping, walkways, speed swales, roadway narrowing and/or increasing the width of bicycle lanes and sidewalks.
- Transit** The conveyance of persons or goods from one place to another by means of a local, public transportation system.
- Transit, Public** A system of regularly scheduled buses and/or trains available to the public on a fee per ride basis. Also called "Mass Transit."
- Trees, Landmark** Trees whose size, visual impact, or association with a historically significant structure or event have led the city to designate them as landmarks.
- Trees, Street** Trees strategically planted, usually in parkway strips, medians, or along streets, to enhance the visual quality of a street.
- Trip Generation** The dynamics that account for people making trips in automobiles or by means of public transportation. Trip generation is the basis for estimating the level of use for a transportation system and the impact of additional development or transportation facilities on an existing, local transportation system. Trip generations of households are correlated with destinations that attract household members for specific purposes.
- Truck Route** A path of circulation required for all vehicles exceeding set weight or axle limits. A truck route follows major arterials through commercial or industrial areas, avoiding residential areas.
- Turbidity** A measure of water agitation. The higher the turbidity of water, the more difficult it is to process for potable water purposes.
- Urban** Generally, an area having the characteristics of a city, with intensive development and a full or extensive range of public facilities and services.
- Uniform Building Code (UBC)** A national, standard building code that sets forth minimum standards for construction.
- 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 land development regulations and general plan.

Use Permit A permit issued by the Planning Commission authorizing the establishment of a conditional use.

Vacant Lands or buildings that are not actively used for any purpose.

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

Viable Capable of surviving and/or growing; workable.

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.); the route that directs the viewers' attention.

Volume-to-Capacity Ratio A measure of the operating capacity of a roadway or intersection, in terms of the number of vehicles passing through, divided by the number of vehicles that theoretically could pass through when the roadway or intersection is operating at its designed capacity. Abbreviated as " V/C ". At a V/C ratio of 1.0, the roadway or intersection is operating at capacity. If the ratio is less than 1.0, the traffic facility has additional capacity. Although ratios slightly greater than 1.0 are possible, it is more likely that the peak hour will elongate into a "peak period." (See *Peak Hour* and *Level of Service*)

Warehousing Use A use engaged in storage, wholesale, and distribution of manufactured products, supplies, and equipment.

Watershed The total area above a given point on a watercourse that contributes water to its flow; the entire region drained by a waterway or watercourse that drains into a lake, or reservoir.

Wetlands Transitional areas between terrestrial and aquatic systems where the water table is usually at or near the surface, or the land is covered by shallow water. Wetlands are statutorily defined in Presidential Executive Order 11990 as; *those areas that are inundated by surface or ground water with a frequency sufficient to support, and under normal circumstances does, or would support a prevalence of vegetative or aquatic life that requires saturated or seasonally saturated soil conditions for growth and reproduction. Wetlands generally include swamps, marshes, bogs, and similar areas such as sloughs, potholes, wet meadows, river overflows, mud flats and natural ponds.*

Wildlife Refuge An area maintained in a natural state for the preservation of both animal and plant life.

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 the city and an owner of land whereby the land is taxed on the basis of its agricultural use rather than market value. The land becomes subject to certain enforceable restrictions, and certain conditions need to be met prior to approval of an agreement.

Yard An open space on a given lot established in relation to lot lines that adjoin other property and not a public or private right-of-way. (See *Setback*.)

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

Zoning In general, the demarcation of an area by ordinance (text and map) into zones and the establishment of regulations to govern the uses within those zones (commercial, industrial, residential, type of residential) and the location, bulk, height, shape, use, and coverage of structures within each zone.

Zoning Conformance The process by which zoning in areas is maintained or changed to carry out the specific intent of the land use plan categories as defined by the Land Use Element and adopted zoning conformance matrix illustrating where specific zoning classifications are allowed. State law requires that in general law cities all land development regulations must be in conformance with the specified and implied intent of the general plan.

Zoning, Inclusionary Regulations that increase housing choice by requiring construction of more diverse and economical housing to meet the needs of low income families. Such regulations often require a minimum percentage of housing for low and/or moderate income households in new housing developments.

Commonly Used Abbreviations

ABAG Association of Bay Area Governments

BAC Bay Area Council

BAAQMD Bay Area Air Quality Management District

BCDC Bay Conservation and Development Commission

CALTRANS California Department of Transportation

CDBG Community Development Block Grant

CDFG California Department of Fish and Game

CEQA California Environmental Quality Act

CHAS Comprehensive Housing Affordability Strategy
(federal requirement; replaced in 1995 by the Consolidated Plan)

CIP Capital Improvement Program

EIR Environmental Impact Report

EPA Environmental Protection Agency

HCD State Department of Housing and Community Development

HUD U.S. Department of Housing and Urban Development

LAFCo Local Agency Formation Commission

MTC Metropolitan Transportation Commission

OPR Governor's Office of Planning and Research

RUL Rural Urban Limit

RWQCB Regional Water Quality Control Board

USACE United States Army Corps of Engineers
(also referred to as "the Corps")

USFWS United States Fish and Wildlife Service

