

11.0 Persons Contacted, Bibliography, Acknowledgments, and Report Preparation

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SECTION 12.0

APPENDIX A - DEFINITIONS.

Abbreviations often used:

- ADT:** Average daily trips made by vehicles in a 24-hour period
- CBD:** Central Business District
- CDBG:** Community Development Block Grant
- CEQA:** California Environmental Quality Act
- CIP:** Capital Improvements Program
- CNEL:** Community Noise Equivalent Level
- dB:** Decibel
- dBA:** A "weighted" decibel
- EIR:** Environmental Impact Report
- FAR:** Floor Area Ratio
- HCD:** Housing and Community Development Department of the State of California
- HUD:** U.S. Dept. of Housing and Urban Development
- JPA:** Joint Powers Authority
- LAFCo:** Local Agency Formation Commission
- Ldn:** Day and Night Average Sound
- LOS:** Traffic Level of Service
- PUD:** Planned Unit Development
- UBC:** Uniform Building Code
- UHC:** Uniform Housing Code
- TDM:** Transportation Demand Management
- TDR:** Transfer of Development Rights
- TSM:** Transportation Systems Management

Acceptable Risk

A hazard which is deemed to be a tolerable exposure to danger given the expected benefits to be obtained. Different levels of acceptable risk may be assigned according to the potential danger and the criticalness of the threatened structure. The levels may range from "near zero" for nuclear plants and natural gas transmission lines to "moderate" for open space, ranches and low-intensity warehouse uses.

Access/Egress

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

Acres Gross

The entire acreage of a site.

Acres Net

The portion of a site that can actually be built upon. Public or private road rights-of-way are not included in the net acreage of a site.

Adverse Impact

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

Affordable Housing

Housing capable of being purchased or rented by a household with very low, low, or moderate income, based on a household's ability to make monthly payments necessary to obtain housing.

Housing is considered affordable when a household pays less than 30 percent of its gross monthly income (GMI) for housing.

Agency

The governmental entity, department, office, or administrative unit responsible for carrying out regulations.

Agriculture

Use of land for the production of food and fiber, including the growing of crops and/or the grazing of animals on natural prime or improved pasture land.

Agriculture-Related Business

Feed mills, dairy supplies, poultry processing, creameries, auction yards, veterinarians, and all other businesses supporting local agriculture.

Air Pollution

Air pollutants are those substances found in the atmosphere which exceed naturally occurring quantities and use undesirable or harmful substances in some way.

Alluvial

Soils deposited by stream action.

Alquist-Prilo Act, Seismic Hazard Zone

A seismic hazard zone designated by the State of California within which specialized geologic investigations must be prepared prior to approval of any new development.

Ambient

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

Apartment

A separate suite, not owner occupied, which includes kitchen facilities and is designed for and occupied as the home, residence, or sleeping place of one or more persons living as a single housekeeping unit.

Appropriate

An act, condition, or state which is considered suitable.

Aquifer

An underground, water-bearing layer of permeable 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.

Archaeological

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

Architectural Control; Architecture Review

Regulations and procedures requiring the exterior design of 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. (See "Design Review.")

Arterial

Medium-speed (30-40 mph), medium-capacity (10,000-35,000 average daily trips) roadway which provides intra-community travel and access to the county-wide highway system. Access to community arterials should be provided at collector roads and local streets but some direct access exists.

Auto Mall

A single location that provides sales space and centralized services for a number of automobile dealers, and which may include such related services as auto insurance dealers and credit institutions that provide financing opportunities.

Automobile-Intensive Use

A use of a retail area which depends on exposure to continuous auto traffic.

Base Flood

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

Below-market-rate (BMR) Housing Unit

Any housing unit specifically priced to be sold or rented to lower moderate-income households for an amount less than the fair market value of the unit. The U.S. Department of Housing and Urban Development sets standards for determining which households qualify as "low income" or "moderate income."

Benefit Assessment District

An area within a public agency's boundaries which receives a special benefit from the construction of a public facility. A Benefit Assessment District has no legal life of its own and cannot act by itself. It enables

property owners in a specific area to cause the construction of public facilities or to maintain them (for example, a downtown, or the grounds and landscaping of a specific area) by contributing their fair share of the construction and/or installation and operating costs.

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.

Biotic Community

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

Blight

A condition of a site, structure, or use that may cause nearby buildings and/or areas to decline in attractiveness and/or utility.

Buffer Zone

An area of land separating two distinct land uses which acts to soften or mitigate the effects of one land use on the other.

Building

Any structure used or intended for supporting or sheltering any use or occupancy.

Building, Maximum Height

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

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 an adverse environmental impact, an Environmental Impact Report (EIR) must be prepared.

CalTrans

California Department of Transportation.

Capital Improvements Program (CIP)

A program, administered by City government and reviewed by Planning Commission, which schedules permanent improvements five or six years in the future to fit the City's projected fiscal capability. The program generally is reviewed annually.

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.

Carrying Capacity

The level of land use, human activity, or development for a specific area that can be accommodated permanently without an irreversible change in the quality of air, water, land, or plant and animal habitats. May also refer to the upper limits beyond which the quality of human life, health, welfare, safety, or community character within an area will be impaired. Carrying capacity usually is used to determine the potential of an area to absorb development.

Central Business District (CBD)

General guidelines for delineating a downtown area as defined by the U.S. Census of Retail Trade with specific boundaries being set by the local municipalities.

Channelization

(1) The straightening and/or deepening of a watercourse for purposes of storm-runoff control or ease of navigation. Channelization often includes lining of stream banks with a retaining material such as concrete. (2) At the intersection of roadways, the directional separation of traffic lanes through the use of curbs or raised islands which limit the paths that vehicles may take through the intersection.

City

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

Clustered Development

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

Collector

Relatively low-speed (25-30 mph), relatively low-volume (5,000-20,000 average daily trips) street which provides 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.

Commercial

Facilities for the buying and selling of commodities and services.

Community Child Care Agency

A non-profit agency established to organize community resources for the development and improvement of child care services.

Community Development Block Grant (CDBG)

A grant program administered by the U.S. Department of Housing and Urban Development (HUD) and the State, Department of Housing and Community Development (HCD). This grant allots money to cities and counties for housing and community development, through a competitive program. Jurisdictions set their own program priorities within specified criteria, as part of the competitive application process.

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 PM) and nighttime (10:00 PM to 7:00 AM) periods, respectively, to allow for the greater sensitivity to noise during these hours.

Community Park

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

Community Service Area

A geographic subarea of the city used for the planning and delivery of parks, recreation, and other human services based on an assessment of the service needs of the population in that subarea.

Compatible

Capable of existing together without conflict or ill effects.

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.

Conservation

The management of natural resources to prevent waste, destruction, or neglect. The state mandates that a Conservation Element be included in the general plan.

Consistent

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

Convenience Goods

Retail items generally necessary or desirable for everyday living, usually pursued at a convenient nearby location. Because these goods cost relatively little compared to income they are often purchased without comparison shopping.

Criterion

A standard upon which a judgment or decision may be based. (See "Standard.")

Critical Facility

Facilities housing or serving many people which are necessary in the event of an earthquake or flood, such as hospitals, fire, police, and emergency service facilities, utility "lifeline" facilities, such as water, electric, and gas supply, sewage disposal and communications and transportation facilities.

dB

Decibel; a unit used to express the relative intensity of a sound as it is heard by the human ear.

dBA

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 often are made conditions for approval of a development by a city.

Dedications 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.

Defensible Space

A 30 foot area of non-combustible surfaces separating urban and wildland areas.

Density

The number of permanent residential dwelling units per acre of land. All densities specified in the General Plan are expressed in units per net develop acre. (See "Developable Acres, Net.")

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. (See "Development Rights, Transfer of.")

Density, Control of

A limitation on the occupancy of land. Density can be controlled through zoning, in the following ways: use restrictions, minimum lot size requirements, floor area ratio, land use-intensity ratios, setback and yard requirements, minimum house-size requirements, ratios comparing number and types of housing units to land area, limits on units per acre, and other means. Allowable density often serves as the major distinction between residential districts.

Density, Employment

A measure of the number of employed persons per specific area (for example, employees/acre).

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.

Design Review; Design Control

The comprehensive evaluation of a development and its impact on neighboring properties and the community as a whole from the standpoint of site and landscape design, architecture, materials, colors, lighting, and signs in accordance with a set of adopted criteria and standards. "Design Control" requires that certain specific things be done and the at other things not be done. Design Control language is most often found within a zoning ordinance. "Design Review" usually refers to a system set up outside of the zoning ordinance whereby projects are reviewed against certain standards and criteria by a specially established design review board or committee. (See "Architectural Control").

Destination Retail

Retail businesses that generate a special purpose trip and which do not necessarily benefit from high-volume pedestrian location.

Detention Dam or Basin

Dams may be classified according to the broad function they serve, such as storage, diversion, or detention. Detention dams are constructed to retard flood runoff and minimize the effect of sudden floods. Detention dams fall into two main types. In one type, the water is temporarily stored, and released through an outlet structure at a rate which will not exceed the carrying capacity of the channel downstream. In the other type, the water is held as long as possible and allowed to seep into the permeable banks or gravel strata in the foundation. The latter type is sometimes called a water-spreading dam or dike because its main purpose is to recharge the underground water supply. Detention dams are also constructed to trap sediment. These are often called debris dams.

Developable Acres, Net

The portion of a site which can be used for density calculations. Public or private road rights-of-way are not included in the net developable acreage of a site.

Developable Land

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

Developer

An individual or business which engages in the development of (a) more than one housing unit, or (b) more than 3,000 square feet of nonresidential space, in one year.

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). Routine repair and maintenance activities are exempted.

Development Rights

The right to develop land by a land owner who maintains fee-simple ownership over the land or by a party other than the owner who has obtained the rights to develop. Such rights usually are expressed in terms of density allowed under existing zoning. (see "Interest, Fee" and "Interest, Less-than-fee," and "Development Rights, Transfer of [TDR].")

Development Rights, Transfer of (TDR)

Also known as "Transfer of Development Credits," a program which can relocate potential development from areas where proposed land use or environmental impacts are considered undesirable (the "donor" site to another (receiver") site chosen on the basis of its ability to accommodate additional units of development beyond that for which it was zoned, with minimal environmental, social, and aesthetic impacts. (See "Development Rights.")

Discourage

To advise or persuade to refrain from.

Distribution Use

(See "Warehousing Use.")

Diversion

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

Duet

A detached building designed for occupation as the residence of two families living independently of each other, with each family living area defined by separate fee title ownership.

Duplex

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

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 family on a long-term basis.

Easement

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

Easement, Conservation

A tool for acquiring open space with less than full-fee purchase, whereby a public agency buys only certain specific rights from the land owner. These may be positive rights (providing the public with the opportunity to hunt, fish, hike, or ride over the land) or they may be restrictive rights (limiting the uses to which the land owner may devote the land in the future).

Easement, Scenic

A tool that allows a public agency to use an owner's land for scenic enhancement, such as roadside landscaping or vista preservation.

Ecology

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

Economic Base

Economic Base theory essentially holds that the structure of the economy is made up of two broad classes of productive effort— basic activities which produce and distribute goods and services, and individuals outside a defined localized economic area and nonbasic activities whose goods and services are consumed at home within the boundaries of the local economic area. Viewed another way, basic activity brings new dollars into the area; non-basic activity recirculates dollars within the area. This distinction holds that the reason for the growth of a particular region is its capacity to provide the means of payment for raw materials, food, and services which the region cannot produce itself and also support the non basic activities which are principally local in productive scope and market area (See "Industry, Basic" and "Industry, Non basic.")

Ecosystem

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

Elderly or Senior Housing

Typically one-and two bedroom apartments designed to meet the needs of persons 62 years of age and older, and restricted to occupancy by them.

Emission Standard

The maximum amount of pollutant legally permitted to be discharged from a single house, either mobile or stationary.

Encourage

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

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.

Energy Benefit, Net

The difference between the energy produced and the energy required for production, including the indirect energy consumed in the manufacture and delivery of components.

Enhance

To improve existing conditions by increasing the quantity or quality of beneficial uses.

Environment

CEQA defines environment as "the physical conditions which exist within the area which will be affected by a proposed project, including land, air, water, mineral flora, fauna, noise, objects of historic or aesthetic significance."

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").

Erosion

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

Exaction

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

Expansive Soils

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

Export-Employment Use

An activity which produces and/or distributes goods and services for export to firms and individuals outside of the city (or county). (See Economic Base.)

Expressway

A divided multi-lane major arterial street for through traffic with partial control of access and with 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 [California].

Farmers Home Administration (FmHA)

A federal agency providing loans and grants for improvement projects and low-income housing in rural areas.

Fast-food Restaurant

Any retail establishment intended primarily to provide short order food services for on-site dining and/or take-out, including self-serve restaurants (excluding cafeterias where food is consumed on the premises),

drive-in restaurants, and formula restaurants required by contract or other arrangement to offer standardized menus, ingredients, and fast-food preparation.

Fault

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

Feasible

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

Feasible, Technically

Capable of being implemented because the industrial, mechanical, or application technology exists.

Finding(s)

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

Fire Hazard 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.

Fire-resistive

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

Fiscal Impact Analysis

A projection of the direct current public costs and revenue resulting from population or employment change to the local jurisdiction(s) in which the change is taking place. Enables local governments to evaluate relative fiscal merits of projects.

Flood, 100-Year

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

Floodway

The channel of a river or other watercourse and the adjacent land acres that must be reserved in order to discharge the "base flood" without cumulatively increasing the water surface elevation more than one foot. No development is allowed in floodways.

Flood Plain

The relatively level land area on either side of the banks of a stream regularly subject to flooding. That part of the flood plain subject to a one percent chance

of flooding in any given year is designated as an "area of special flood hazard" by the Federal Insurance Administration.

Flood Plain Fringe

AU land between the floodway and the upper elevation of the 100-year flood.

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. Also commonly used in zoning, FARs typically are applied on a parcel-by-parcel basis as opposed to an average FAR for an entire land use or zoning district.

Freeway

High-speed, high-capacity, limited-access transportation facility serving regional and county-wide travel. Generally used for long trips between major land use generators. Major streets cross at a different grade level.

Friction Factor

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

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.

General Plan

A compendium of the City's policies regarding its long-term development in the form of a Land Use and Circulation map and accompanying text. The General Plan is a legal document required of each local agency by the State of California Government Code Section 65301 and adopted by the City Council. In California, the General Plan has 7 mandatory elements: Circulation, Conservation Housing, Land Use, Noise, Open Space, Safety and Seismic Safety. The General Plan may also be called a "City Plan," "Comprehensive Plan," or "Master Plan."

Geologic Review

The analysis of geologic hazards, including all potential seismic hazards, surface ruptures,

liquefaction, landsliding, mudsliding, and the potential for erosion and sedimentation.

Geological

Pertaining to rock or solid matter.

Goal

A general, overall, and ultimate purpose, aim, or end toward which the City will direct effort.

Grasslands

Land reserved for pasturing or mowing, in which grasses are the predominant vegetation.

Greenhouse Effect

A term used to describe the warming of the Earth's atmosphere due to accumulated carbon dioxide and other gases in the upper atmosphere. These gases absorb energy radiated from the Earth's surface, "trapping" it in the same manner as glass in a greenhouse traps heat.

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 which provide underground storage ("aquifers").

Growth Management

The use by a community of a wide range of techniques in combination to determine the amount, type, and rate of growth desired by the community and to channel that growth into designated areas. Growth management policies can be implemented through growth rates, zoning, capital improvement programs, public facilities ordinances, urban limit lines, and other programs.

Guidelines

General statements of policy direction around which specific details may be later established.

Habitat

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

Handicapped

A person determined to have a mobility impairment or mental disorder expected to be of long or indefinite duration. Many such impairments or disorders are of such a nature that a person's ability to live independently can be improved by appropriate housing conditions.

Hazardous Material

Any material that, because of its quality, 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.

High-Occupancy Structure

AD pre-1935 buildings with over 25 occupants, and all pre-1976 buildings with over 100 occupants.

Highway

High-speed, high-capacity, limited-access transportation facility serving regional and county-wide travel. Highways may cross at a different grade level.

Hillsides

Land which has an average percent of slope equal to or exceeding fifteen percent.

Historic; Historical

An historic building or site is one which 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.

History Preservation

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

Home Occupation

A commercial activity conducted solely by the occupants of a particular dwelling unit in a manner incidental to residential occupancy.

Hotel

A structure in which there are five (5) or more guest rooms or suites where lodging with or without meals is provided for compensation and where no provision is made for cooking in any individual guest room or suite.

Household

All those persons—related or unrelated—who occupy a single housing unit (See "Family").

Households, Number of

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

increase in population, thereby increasing the demand for housing.

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

The State agency principally charged with assessing whether, and planning to insure that communities meet the housing needs of low- and moderate-income households.

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

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

Housing Unit

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

Hydrocarbons

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

Impact

Effect of any direct man-made actions or indirect repercussions of man-made actions on existing physical, social, or economic conditions.

Impact Fees

Fees levied on the developer of a project by the City as compensation for otherwise-unmitigated impacts the project will produce.

Impervious Surface

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

Implementation

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

Improvement

The addition of one or more structures or utilities on a vacant parcel of land.

Incubator Space

Retail or industrial space that is affordable to new, low-margin businesses.

Industrial Park

A planned assemblage of buildings designed for "Workplace Use." (See "Workplace Use.")

Industry, Basic

The segment of economic activity that brings dollars to a region from other areas. Traditional examples are manufacturing, mining and agriculture. The products of all of these activities are exported (sold) to other regions. The money thus brought into the local economy is used to purchase locally-provided goods and services as well as items that are not available locally and which must be imported from other regions. Other, less traditional examples of basic industry are tourism, higher education, and retirement activities that also bring new money into a region.

Industry, Non-basic

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

Infill Development

Development of vacant land (usually individual lots or left-over properties) within areas which are already largely developed.

Infrastructure

Public services and facilities, such as sewage-disposal systems, water-supply systems, other utility systems, and roads.

In Lieu Fee

(See "Dedication, In lieu of.")

Institutional Use

(1) Privately owned and operated activities which are institutional in nature, such as hospitals, museums, and schools; (2) churches and other religion institutions; and (3) other nonprofit activities of an education's youth, welfare, or philanthropic nature which can not be considered a residential, commercial, or industrial activity.

Inter-agency

Indicates cooperation between or among two or more discrete agencies in regard to a specific program.

Interest, Fee

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

Interest, Less-than-fee

The purchase of interest in land rather than outright ownership; includes the purchase of development rights via conservation, open space, or scenic easements. (See "Development Rights," and "Easement, Scenic").

Intermittent Stream

A stream that normally flows for at least thirty (30) days after the last major rain of the season and is dry a large part of the year.

Issues

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

Joint Powers Authority (JPA)

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

Land Banking

When a local government buys land and holds it for resale at a later date, usually for development of low- and moderate-income housing.

Landmark

Refers to a building, site, object, structure, or significant tree, having historical, architectural, social, or cultural significance and marked for preservation by the local, state, or federal government.

Landscaping

Planting — including trees, shrubs, and ground covers—suitably designed, selected, installed, and maintained as to enhance a site or roadway permanently.

Landslide

A general term for a falling mass of soil or rocks.

Land Use

The occupation or utilization of land or water area for any purpose defined in the General Plan.

Land Use Classification

A system for classifying and designating the appropriate use of properties.

Land Use Element

A required element of the General Plan which uses text and maps to designate the future use or reuse of

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

Land Use Regulation

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

Ldn

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 night-time sound levels. The Ldn is approximately numerically equal to the CNEL for most environmental settings.

Leq

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

Level Of Service (LOS)

A scale that measures the amount of traffic a roadway may be capable of handling on a roadway or at the intersection of roadways. Levels range from A to F, with A representing the highest level of service, as follows:

Level of Service A

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

Level of Service B

Describes a steady flow of traffic, with only slight delays in vehicle movement and speed.

Level of Service C

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

Level of Service D

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

Level of Service E

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

Level of Service F

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

Life-Cycle Costing

A method of evaluating a capital investment that takes into account the sum total of all costs associated with the investment over the lifetime of the project.

Local Agency Formation Commission (LAFCo)

A County commission that reviews and calculates all proposals for formation of special districts, incorporation of cities, annexation to special districts or cities, consolidation of districts, and merger of districts with cities. Each county's LAFCo is empowered to approve, disapprove, or conditionally approve these proposals.

Lot

(See "Site.")

Lot of Record

A lot which is part of a recorded subdivision or a parcel of land which has been recorded at the county recorder's office containing Property tax records.

Low-Income Household

A household with an annual income of no more than 80 percent of the County median household income by household size, as determined by a survey of incomes conducted by the City or by County, or in the absence of such a survey based on the latest available findings for the County as provided by the U.S. Department of Housing and Urban Development (HUD). (See "Very Low-Income Household.")

L10

A statistical descriptor indicating the sound level exceeded ten percent of the time. It is a commonly used descriptor of community noise, and has been used in Federal Highway Administration standards and the standards of some cities.

Manufactured Housing

Houses which are constructed entirely in the factory, and which since 1976 have been regulated by the federal Manufactured Home Construction and Safety Standards under the administration of the U.S.

Department of Housing and Urban Development (HUD). (See "Mobile Home" and "Modular Unit.")

Marquee

Any permanent roofed structure, usually a canopy over an entrance, attached to and supported by a building.

Marsh

Any area designated as marsh or swamp on the largest scale United States Geologic Survey topographic map most recently published. A marsh usually is an area periodically or permanently covered with shallow water, either fresh or saline.

May

That which is permissible.

Sea Level

The average altitude of the sea surface for all tidal stages.

Median Strip

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

Microclimate

The climate of a small distinct area, such as a city street or a building's courtyard; can be favorably altered through functional landscaping, architecture, or other design features.

Minimize

To reduce or lessen, but not necessarily to eliminate.

Mining

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

Minipark

Small neighborhood park of approximately one acre or less.

Mitigate

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.

Mobile Home

A structure, transportable in one or more sections, built on a permanent chassis and designed for use as a single-family dwelling unit and which (1) has a

minimum of 400 square feet of living space; (2) has a minimum width in excess of 102 inches; (3) is connected to all available permanent utilities; and (4) is tied down (a) to a permanent foundation on a lot either owned or leased by the homeowner or (b) is set on piers, with wheels removed and skirted in a mobile home park under a lease with a minimum period of one year. (See "Manufactured Housing" and "Modular Unit.")

Moderate-Income Household

A household with an annual income of between 80 and 120 percent of the County median household income by household size, as determined by a survey of incomes conducted by the County, or in the absence of such a survey, based on the latest available findings for the County as provided by the U.S. Department of Housing and Urban Development (HUD).

Modular Unit

A factory-fabricated, transportable building or major component designed for use by itself or for incorporation with similar units on-site into a structure for residential, commercial educational or industrial use. A modular unit does not have any chassis for future movement. (See "Mobile Home" and "Manufactured Housing.")

Motel

A structure in which there are five (5) or more guest rooms or suites where lodging with or without meals is provided for compensation. Quite often, provision is made for cooking in individual guest rooms or suites. (See "Hotel.")

Multiple Family Building

A detached building designed and used exclusively as a dwelling by three or more families occupying separate suites.

Multiplier Effect

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

Must

That which is mandatory.

National Ambient Air Standards

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

Natural State

The condition existing prior to development.

Necessary

Essential or required.

Need

A condition requiring supply or relief. The City may act upon findings of need within or on behalf of the community.

Neighborhood Park

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

Neighborhood Unit

According to one widely-accepted concept of planning, the neighborhood unit should be the basic building block of the city. It is based on the elementary school, with other community facilities located at its center and arterial streets at its perimeter. The distance from the school to the perimeter should be a comfortable walking distance for a school-age child; there would be no through traffic uses. Limited industrial or commercial would occur on the perimeter where arterials intersect. This was the model for American suburban development after World War II.

Noise

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

Noise Attenuation

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

Noise Contour

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

Non-attainment

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

Non-conforming Use

A use which was valid when brought into existence, but by subsequent regulation becomes no longer conforming. "Non-conforming use" is a generic term

and includes (1) non-conforming structures (by virtue of size, type of construction location on land, or proximity to other structures), (2) non-conforming use of a conforming building, (3) non-conforming use of a non-conforming building, and (4) non-conforming use of land. Thus, any use lawfully existing on any piece of property that is inconsistent with a new or amended General Plan, and that in turn is a violation of a zoning ordinance amendment subsequently adopted in conformance with the General Plan, will be a non-conforming use. Typically, non-conforming uses are permitted to continue for a designated period of time, subject to certain restrictions.

Objective

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

Office

General business offices, medical and professional offices, administrative or headquarters offices for large wholesaling or manufacturing operations, and research and development.

Official County Scenic Highway

A segment of state highway identified in the Master Plan of State Highways Eligible for Official Scenic Highway Designation and designated by the Director of the Department of Transportation (CalTrans).

Open Space Land

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

Orchard

A group of fruit trees, either small and diverse for home use, or large and uniform (i.e., one variety) for revenue; such a collection must be planted, managed and renewed by the householder or farmer and should not be confused with a naturally occurring grove. Citrus plantations are customarily called groves.

Outdoor Advertising Structure

Any device used or intended to direct attention to a business, profession, commodity, service, or entertainment conducted, sold, or offered elsewhere than upon the lot where such device is located.

Outdoor Recreation Use

A privately owned or operated use providing facilities for outdoor recreation activities.

Overlay

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

Para-transit

Refers to transportation services and which operate vehicles, such as buses, jitneys, taxis, and vans for senior citizens, and/or mobility-impaired.

Parcel

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

Parking Area, Shared

A public or private parking area used jointly by two or more uses.

Parking Area, Public

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

Parks

Open space lands whose primary purpose is recreation. (See "Community Park." and "Neighborhood Parks.")

Parkway

An expressway or freeway designed for Non-commercial traffic only; usually located within a strip of landscaped park or natural vegetation.

Parkway Strip

A piece of land located between the rear of a curb and the front of a sidewalk, usually used for planting low ground cover and/or street trees, also known as "planter strip."

Patio Unit

A detached single family unit typically situated on a reduced-sized lot, which orients outdoor activity within rear or side yard patio areas for better utilization of the site for outdoor living space.

Payback Period

The number of years required to accumulate savings equal to the value of a proposed investment.

Peak Hour

For any given roadway, a daily, 60-minute period during which traffic volume is highest, usually occurring in the morning and evening commute periods.

Performance Standards

Zoning regulations that admit uses based on a particular set of standards of operation rather than on particular type of use. Performance standards provide specific criteria limiting noise, air pollution, emissions, odors, vibration, dust, dirt, glare, heat, fire hazards, wastes, traffic impacts, and visual impact of a use.

Personal Services

Services of a personal convenience nature, as opposed to products which are sold to individual consumers, as contrasted with companies. Personal services include barber and beauty shops, shoe and luggage repair, fortune tellers, photographers, laundry and cleaning services and pick-up stations, copying, repair and fitting of clothes, and similar services.

Physical Diversity

A quality of a site, city, or region in which are found a variety of architectural styles, natural landscapes, and/or land uses.

Picnic Area, Group

Two or more picnic tables reserved for use by 10 or more persons equipped with picnic tables, barbecue stands, and may be provided with a roofed shelter.

Planned Unit Development (PUD)

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

Planning Area

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

Policy

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

Pollutant

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

Pollution

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

Pollution, Non-Point

Sources for pollution which are less definable and usually cover broad areas of land, such as agricultural

land with fertilizers which are carried from the land by runoff, or automobiles.

Pollution, Point

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

Preserve

(See "Protect").

Principle

An assumption, fundamental rule, or doctrine that will guide general plan policies, proposals, standards, and implementation measures. The State Government Code (§65302) requires that general plans spell out the objectives, "principles," standards, and proposals of the general plan. "Adjacent land uses should be compatible with one another" is an example of a principle.

Professional Offices

A use providing professional or consulting services in the fields of law, medicine, architecture, design, engineering, accounting, and similar professions, but not including financial institutions or real estate or insurance offices.

Program

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

Pro Rata

Refers to the proportionate distribution of the cost of infrastructure improvements associated with new development to the users of the infrastructure on the basis of projected use.

Protect

To maintain and preserve beneficial uses in their present condition as nearly as possible (See "Enhance").

Public and Quasi-public Facilities

Institutional academic, governments and community service uses, either publicly owned or operated by non-profit organizations.

Rare or Endangered Species

A species of animal or plant listed in: Sections 670.2 or 6705, 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.

Recognize

To officially (or by official action) identify or perceive a given situation.

Recreation Active

A type of recreation or activity which 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

Type of recreation or activity which does not require the use of organized play areas.

Recycle

The process of extraction and reuse of materials from waste products.

Regional

Pertaining to activities or economies at a scale, and affecting a broad homogeneous area, greater than that of any one city or county.

Regional Park

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

Regulation

A rule or order prescribed for management of government.

Remodeling, Major

Any reconstruction or remodeling, the value of which exceeds twenty-five percent of the value of the facility prior to the reconstruction or remodeling.

Research and Development Use

A use engaged in study, testing, design, analysis, and experimental development of products, processes, or services.

Residential

Land designated in the City's General Plan and zoning ordinance for buildings consisting only of dwelling units. May be vacant or unimproved. (See "Dwelling Unit.")

Residential Multiple Family

Five or more dwelling units on a single site, which may be in the same or separate buildings.

Residential, Single-Family

A single dwelling unit on a building site.

Resources, Non-renewable

Refers to natural resources, such as fossil fuels and natural gas, which, once used, cannot be replaced and used again.

Restore

To renew, rebuild, or reconstruct to a former state.

Restrict

To check bound or decrease the range, scope, or incidence of a particular condition.

Retrofit

The addition of materials and/or devices to an existing building or system to improve its operation or efficiency.

Reverse Annuity Mortgages

A method which enables a homeowner or senior citizen to release equity from his or her home. The senior receives periodic payments which can be put to immediate use. Loans are fixed term and are paid when the house is sold or when the term expires.

Right-of-way

The strip of land over which certain transportation and public use facilities are built, such as roadways, railroads, and utility.

Riparian Lands

Riparian lands are comprised of the vegetative and wildlife areas adjacent to perennial and intermittent streams. Riparian areas are delineated by the existence of plant species normally found near freshwater.

Risk

The danger or degree of hazard or potential loss.

Runoff

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

Scenic Highway Corridor

The visible area outside a highway's right-of-way, generally described as "the view from the road".

Scenic Route

A highway, road, drive, or street which in addition to its transportation function, provides opportunities for enjoyment of natural and man-made scenic resources where aesthetic values are protected and enhanced.

School District Lands

Properties owned by public school districts and used for educational, recreational, and administrative purposes.

Section 8 Rental Assistance Program

A federal (HUD) rent-subsidy program which is the main source of federal housing assistance for low-income households. The program operates by providing "housing assistance payments" to owned

developers, and public housing agencies to make up the difference between the "Fair Market Rent" of a unit (set by HUD) and the household's contribution toward the Rent which is calculated as 30% of the household's adjusted gross monthly income (AGMI). "Section 8" includes programs for new construction, existing housing, and substantial or moderate housing rehabilitation.

Seismic

Caused by or subject to earthquakes or earth vibrations.

Senior Housing

(See "Elderly Housing").

Seniors

Persons age 62 and older.

Septic System

A sewage-treatment system that includes a settling tank through which liquid sewage flows and in which solid sewage settles and is decomposed by bacteria in the absence of oxygen. Septic systems are often used for individual-home waste disposal where an urban sewer system is not available.

Setback

The distance between the property line and any structure.

Shall

That which 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 the site.

Should

Signifies a directive to be honored if at all possible.

Sign

Any representation (written or pictorial) used to identify, announce, or otherwise direct attention to a business, profession, commodity, service, or entertainment, and placed on, suspended from, or in any way attached to, any structure, vehicle, or feature of the natural or made landscape.

Signal Preemption

A system used by emerging public transit vehicles and trains to change signal phasing from red to green assigning immediate right-of-way for a specific purpose.

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

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

Single-family Dwelling, Attached

A dwelling unit occupied or intended for occupancy by only one household that is structurally connected with other such dwelling units (See "Family").

Single-Family Dwelling, Detached

A dwelling unit occupied or intended for occupancy by only one household that is structurally independent from any other such dwelling unit or structure intended for residential or other use. (See "Family.")

Site

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

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.

Solar Access

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

Solar System, Active

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

Solar System, Passive

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

Solid Waste

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 typical urban solid waste.

Specific Plan

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

Speed, Average

The sum of the speeds of the cars observed divided by the number of cars observed.

Speed, Critical

The speed which is not exceeded by 85 percent of the cars observed.

Sphere of Influence

The 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 levy of quality or quantity that must be complied with or satisfied. The State Government Code (§68302) requires that general plans spell out the objectives, principles, "standards," and proposals of the general plan. Examples of standards might include the number of acres of park land per 1,000 population that the community will attempt to acquire and improve, or the "Intersection Level of Service" (LOS) that the plan hopes to attain. (2) Requirements in a zoning ordinance that govern building and development distinguished from use restrictions—for example, site-design regulations such as lot area, height limit, frontage, landscaping, and floor area ratio.

Storm Runoff

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

Street Furniture

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

Street Tree Plan

A comprehensive plan for city street trees which sets goals for solar access, and standards for species selection, maintenance and replacement criteria, and for planting trees in patterns that will define neighborhood character while avoiding monotony or maintenance problems.

Streets, Local

(See "Streets, Minor.")

Streets, Major

The transportation network which includes a hierarchy of freeways, arterials, and collectors to service through traffic.

Streets, Minor

Local streets not shown on the Circulation Plan, Map, or Diagram whose primary intended purpose is to provide access to fronting properties.

Streets Through

Streets which extend continuously between other major streets in the community.

Structure

Anything constructed or erected which requires location on the ground (excluding swimming pools, fences, and walls used as fences).

Sub regional

Pertaining to a portion of a region.

Substandard Housing

Residential dwellings which, because of their physical condition, do not provide safe and sanitary housing.

Substantial

Considerable in importance, value, degree or amount.

Topography

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

Tourism

The business of providing services for persons traveling for pleasure. Tourism contributes to the vitality of the community by providing revenue to local business. Tourism can be measured through changes in the transient occupancy tax, or restaurant sales.

Traffic Model

A mathematical statement of traffic movement within a city based on observed relationships between the kind and intensity of development in specific areas. A traffic model operates on the theory that trips are produced by persons living in residential areas and are attracted by various non-residential land uses. (See trip.)

Transit

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

Transit-dependent

Refers to persons unable to operate automobiles or other motorized vehicles, or those who do not own motorized vehicles. Transit-dependent citizens must rely on transit, para-transit, or owners of private vehicles for transportation. Transit-dependent citizens

include the young, the handicapped, the elderly, the poor, and those with prior violations in motor vehicle laws.

Transition Zone

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

Transportation Demand Management (TDM)

A strategy for reducing demand on the road system by reducing the number of vehicles using the roadways. More precisely, it is a reduction in the number of persons who drive alone on the roadway during commute period coupled with a corresponding increase in carpools, vanpools, buses and trains, walking and biking. TDM can be an element of TSM (see below).

Transportation Systems Management (TSM)

A comprehensive strategy developed to address the problems caused by additional development, increasing trips, and a shortfall in transportation capacity. Transportation Systems Management focuses on more efficiently utilizing existing highway and transit systems rather than expanding them. TSM measures are characterized by their low cost and quick implementation time frame.

Trees, Heritage

Trees planted by a group of citizens or by the City in commemoration of an event or in memory of a person figuring significantly in the history of the City.

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

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

Trip Generation

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 and avoids sensitive areas.

Undevelopable

Specific areas where topographic, geologic, and/or surficial soil conditions indicate a significant danger to future occupants and a liability to the City are designated as "undevelopable" by the City.

Undue

Not proper, or more than necessary.

Uniform Building Code (UBC)

A national standard building code which sets forth minimum standards for construction.

Uniform Housing Code (UHC)

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

Urban Design

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

Urban Open Space

The absence of buildings or development, usually in well-defined volumes, within an urban environment.

Urban Sprawl

Haphazard growth or outward extension of a city from uncontrolled or poorly managed development.

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.

Use, Nonconforming

(See "Non-conforming Use").

Use Permit

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

Utility Corridors

Rights-of-way or easements for utility lines on either publicly or privately owned property (See "Right-of-way"- or "easement").

Vacant

Lands or buildings which are not actively used for any purpose.

Very Low-income Household

Very low income households are those earning less than 50% of the County median income by household size, as determined by a survey of incomes conducted by the City or by the County, or in the absence of such a survey, based on the latest available findings for the County as provided by the U.S. Department of Housing and Urban Development (HUD). (See "Low-income Household.")

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., ridge line, river, historic building, etc.); the route that directs the viewers attention.

Viewshed

The area within view from a defined observation point.

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. Ratios greater than 1.0 are possible (See "Level of Service").

Warehousing Up

A use engaged in storage, wholesale, and distribution of manufactured products, supplies, and equipment excluding bulk storage of materials which are inflammable or explosive or which present hazards or conditions commonly recognized as offensive.

Wastewater Irrigation

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

Watercourse

Natural or once natural flowing (perennially or intermittently) water including rivers, streams, and

creeks. Includes natural waterways that have been channelized, but does not include manmade channels, ditches, and underground drainage and sewage systems.

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 which drains into a lake, or reservoir.

Waterway

(See "Watercourse.")

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 the market value. The land becomes subject to certain enforceable restrictions, and certain conditions need to be met prior to approval of an agreement.

Workplace Use

The combination of a variety of businesses, from office to research and development to light industry to warehousing, located in structures built with open floor plans, so as to leave most interior improvements to the tenants to design to their needs. (See also "Industrial Patio").

Zero Lot Line

A detached single family unit distinguished by the location of one exterior wall on a side property line.

Zone, Combining

A special purpose zone which is superimposed over the regular zoning map. Combining zones are used for a variety of purposes, such as airport compatibility, flood plain or wetlands protection, historic designation, or special parking regulations. Also called "overlay zone."

Zone, Interim

A zoning designation that temporarily reduces or freezes allowable development in an area until a permanent clarification can be fixed; generally assigned during General Plan preparation to provide a basis permanent zoning.

Zone, Study

(See "Zone, Interim.")

Zoning

The division of a city by legislative regulations into areas, or zones, which specify allowable uses for real property and size restrictions for buildings within these areas; a program that implements policies of the General Plan.

Zoning District

A designated section of the City for which prescribed land use requirements and building and development standards are uniform.

Zoning Bonus

(See "Zoning, Incentive.")

Zoning Incentive

The awarding of bonus credits to a development in the form of allowing more intensive use of land if public benefit—such as preservation of greater than the minimum required open space, provision for low- and moderate-income housing, or plans for public plazas and courts at ground level—are included in a project.

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.

SECTION 12.0

APPENDIX - B

RESIDENTIAL ARCHITECTURE DESIGN CHECKLIST

Residential Architecture Design Checklist

pg. 1 of 4

The following architectural design checklist is to be used by the Planning Director of the City of Riverbank to determine architectural design compliance with the Crossroads Specific Plan. This checklist must be filled out by the applicant and then submitted to the Planning Director together with the applicable house plans for which approval is being requested. Some items listed on the checklist may not be present in a specific project.

Applicant:

Project Name: _____

Contact Name (print): _____

Company: _____

Signature: _____

Telephone #: _____

Fax: _____

Date: _____

City of Riverbank Planning Department:

Reviewed by: _____

Title: _____

Application Complete: YES _____ NO _____

Date: _____

Residential Architecture Design Checklist

Setbacks

Check only applicable items

The following setbacks are present:

Applicant Items Present	Planning Director Items Present			
	<u>Yes</u>	<u>No</u>		
Front				
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Living Area	10'
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Garage-front facing	20'
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Garage-Swing-In	10'
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Porch	10'
Side - Interior Lots				
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Living Area	5'
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Attached Garage	5'
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Detached Garage	3'
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Bay window, Fireplace, Media Niche, A.C. Pad	2' encroachment into side setback
Side - Corner Lots				
<input type="checkbox"/>	<input type="checkbox"/>		Living Area	10'
<input type="checkbox"/>	<input type="checkbox"/>		Garage-Swing-In	10'
Rear				
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Living Area	10'
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Garage-front facing	5'
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Secondary unit above garage	10'
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Non-habitable accessory Building	3'

Comments

Residential Architecture Design Checklist

Residential Architecture

Check only applicable items

The following design elements are present:

Applicant Items Present	Planning Director Items Present		
	Yes	No	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Massing, scale and proportion are appropriate to both plan and style.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Porches or front entry courts or recessed entries occur on 1/3 of all units per neighborhood.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Color and material palette is varied, but subtle and compatible throughout the community.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Minimum roof slope of 4:12.

Comments:

Neighborhood Architectural Styles

All items in this section must be checked

Neighborhood architectural design package includes the following:

Applicant Items Present	Planning Director Items Present		
	Yes	No	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Minimum of 3 floor plans per neighborhood
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Minimum of 2 elevations style per floor plan

Check all applicable architectural design/elevation style represented. The following indigenous architectural styles are encouraged. Select a minimum of 2 architectural elevation style.

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	American Farmhouse
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Cottage
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Craftsman
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	English Revival
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Italianate
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Monterey
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Prairie
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Shingle
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Spanish Colonial
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Traditional
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other _____

Comments

Garage Placement

All items in this section must be checked

The intent is to de-emphasize the garage. Variations in garage placement and setbacks are encouraged.

Applicant Items Present	Planning Director Items Present	
	<u>Yes</u>	<u>No</u>

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Minimum of two different garage treatments per neighborhood.
--------------------------	--------------------------	--------------------------	--

Check only applicable items

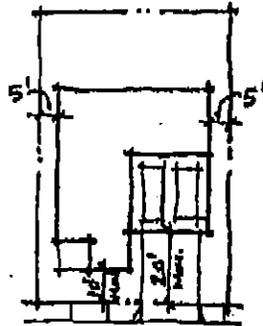
Select the following garage treatments used (minimum two garage treatments):

Applicant Items Present	Planning Director Items Present		
	<u>Yes</u>	<u>No</u>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Shallow Recessed Garages
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Mid-lot or Deep recessed Garages
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Forward Garages
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Swing-In Garages
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Tandem Garages
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Split Garages

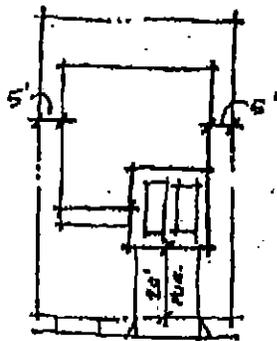
Comments

Garage Placement

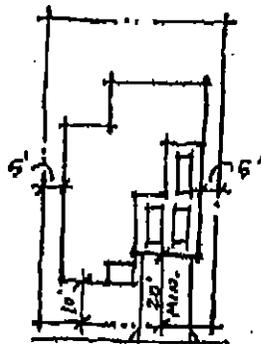
The following garage treatments may be used:



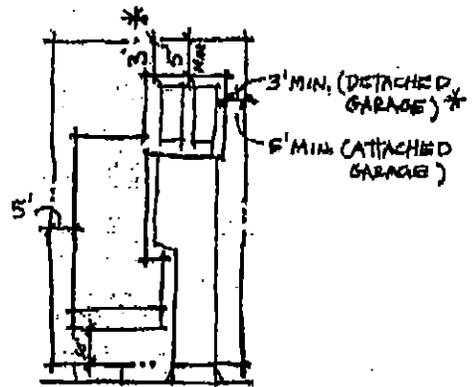
Shallow Recessed Garages



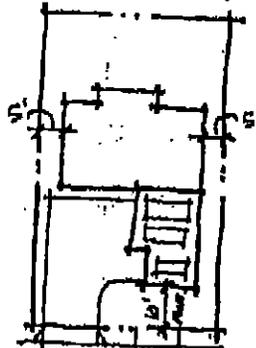
Front Forward Garages



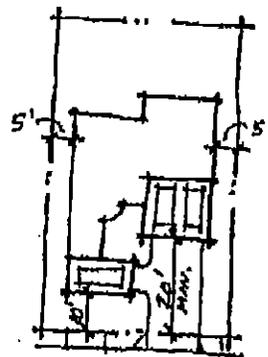
Tandem Garages



Mid-lot or Deep Recessed Garages
* UNLESS ADJOINING LOT HAS STRUCTURE WITHIN 5' OF PROPERTY LINE



Swing-In Garages



Split Garages

END