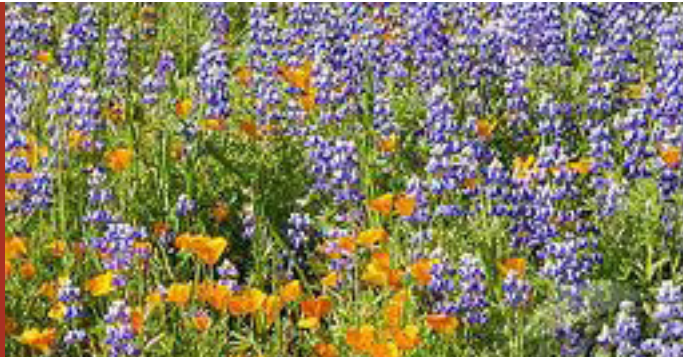


Section
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GLOSSARY

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Adequate. “Adequate” means a threshold meeting minimum standards established by regulation, ordinance, code, policy, or accepted standards.

Aesthetics. “Aesthetics” means the placement of criteria or judgment of the attractiveness of a development, area, or project.

Aesthetic qualities. “Aesthetic qualities” means the selected characteristics that are subjectively used to judge appreciation of the subject.

Agricultural lands. “Agricultural lands” means land which is producing or capable of producing plant crops or the raising of animals. Agricultural land includes prime agricultural land, rangeland, land in existing agricultural use, land with agricultural potential, and land designated Agricultural Preserve.

Aircraft. “Aircraft” means jets, airplanes, helicopters, hang gliders, motorized gliders, and any form of aircraft whether or not it is regulated by the Federal Aviation Administration (FAA).

Airport comprehensive land use plan. The Mendocino County Airport Comprehensive Land Use Plan (ACLUP) guides development within an approximate one mile radius of the Ukiah Municipal Airport.

Alquist-Priolo special studies zone act. “Alquist-Priolo Special Studies Zone Act” means the act by that name adopted by the California legislature in 1972, providing for public safety from surface rupture in Earthquake Fault Zones delineated by the State Geologist.

And/or. “And/or” means “or.” The use of “and” means all items; the use of “or” means one or more of the items; the use of “and/or” means the same as “or.”

Archaeology. “Archaeology” means the scientific study of material remains of past cultures or human life and activities.

Area plan. “Area Plan” means a component of the General Plan that provides more precise planning information for an identified territory covered by the General Plan. An area plan need not conform to the full requirements of a General Plan. The Area Plan must be internally consistent with the General Plan.

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Aquifer recharge. Water that moves from the land surface or the unsaturated zone into the saturated zone. Recharge rates vary considerably with time and location.

Brownfield. Land with an existing or potential hazardous substance, pollutant, or contaminant, which affects its expansion, redevelopment, or reuse.

Building envelope. The physical “skin” of a building or the structural area containing all components that separate the indoors from the outdoors, the quality of which determines how well a building will function and how long it will last.

City limits. “City limits” means the area which is incorporated into the City of Ukiah. Annexations must be approved by the Local Agency Formation Commission.

Clustering. “Clustering” means the grouping of dwellings, structures, or parcels, in suitable areas rather than even dispersal over a larger area. Unless otherwise specified, the maximum overall density permitted by the General Plan or Area Plan shall not be exceeded.

Commercial areas. “Commercial areas” means lands where the purchase, sale, or other transactions occur involving the handling of goods and services for the purpose of livelihood or profit. Commercial areas may also include accessory or supporting uses, light industry and residential uses.

Community-based economy. Community-based economics or community economics is an economic system that encourages local substitution, i.e. assisting independent, locally-owned businesses to compete effectively with corporate chains at the local level.

Complete streets. Complete streets are roadways designed to safely and comfortably provide for the needs of all users, including, but not limited to motorists, bicyclists, pedestrians and transit.

Conservation and Open space easement. A voluntary legal agreement between a landowner and land trust or government agency that protects the conservation values of a piece of land by permanently limiting its present and future uses. This flexible tool allows a landowner to retain ownership and use of his/her property. An easement can be established to protect all or part of a property that has significant agricultural, historic, scenic or wildlife habitat resources.

Cumulative. “Cumulative” or “cumulative impacts” means two or more individual effects which, when considered together, are considerable or which compound or increase other environmental effects:

(a) The individual effects may be changes resulting from a single project or a number of separate projects.

(b) The cumulative impact from several projects is the change in environment which results from the incremental impact of the project when added to other closely related past, present, and reasonably foreseeable probable future projects. Cumulative impacts can result from individually minor but collectively significant projects taking place over a period of time.

Density averaging. “Density averaging” means the average of all density on a parcel or area subject to clustering or density transfer. Unless otherwise specified, the maximum overall density permitted by the General Plan or Area Plan shall not be exceeded.

Density transfer. “Density transfer” means a shift of density from one area to another area on the same parcel, or from one parcel to another parcel. Unless otherwise specified, the maximum overall density permitted by the General Plan or Area Plan shall not be exceeded.

Design review. “Design review” means the public or agency review of the aesthetics of development: building appearance and character, colors, landscaping, location of parking, siting of the structure on its building site, and other issues related to the appearance characteristics of the development.

Designated historic resource. “Designated historic resource” means a structure or site listed on a county, state or national list, such as the National Register of Historic Places, California Historical Landmarks, California Inventory of Historic Resources, Points of Historic Interest, or Ethnic Sites Survey for California. A designated historic resource may also apply to historic buildings within an identified historic district even if the structure is only contributing to or is not included on any of the historic lists or registers.

Development code. “Development code” means one or more adopted ordinances, codes, regulations, guidelines, or standards that guide and regulate development. Unless otherwise specified, the terms guidelines and codes can be used interchangeably.

Development project. “Development project” means “Discretionary action,” unless otherwise specified to pertain to nondiscretionary actions.

Development standards. Refer to “Development code.”

Discretionary action. “Discretionary action” means an action which requires the exercise of judgment or deliberation by the decision-making body, and usually requiring a public hearing, as distinguished from situations where the decision-maker merely determines conformity with fixed standards or objective measurements. All legislative acts, such as general plan amendments or rezonings, as well as quasi-judicial acts such as subdivisions, use permits, and variances, are examples.

Discretionary development. Refer to “Discretionary action.”

Discretionary project. Refer to “Discretionary action.”

Dwelling unit. “Dwelling unit” means a single unit providing complete and independent living facilities for one family.

Earthquake fault zone. Refer to “Alquist-Priolo Special Studies Zone Act.”

Ecologically sustainable. “Ecologically sustainable” means a threshold at which the consumption of a renewable resource is equal to its replacement level.

Economic. “Economic” means relating to the production, distribution, and consumption of goods and services.

Encourage. “Encourage” means to provide courage, support, or other passive actions designed to ally with another agency’s or organization’s active actions to accomplish an objective.

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Ensure. “Ensure” means to take specific actions or make financial commitments that are intended to accomplish, achieve, or carry out an action.

Environmental. “Environmental” means relating to natural and manmade physical conditions including land, air, water, mineral, flora, fauna, noise, and objects of historic or aesthetic significance.

F.A.R. See Floor Area Ratio

Feasible. “Feasible” means capable of being accomplished in a successful manner within a reasonable period of time taking into account economic, environmental, social and technological factors.

Floor area ratio. Floor Area Ratio (FAR), the ratio of total building floor area to total site area, is a commonly used measure of commercial and industrial development intensity. It is typically expressed as a decimal, i.e. 0.50.

General plan consistency. “General Plan consistency” means conformance with the legal requirement that each element of the General Plan and any adopted Area Plan has equal weight in the eyes of the law. No one element can contain policy direction that conflicts with the policy direction of other elements.

Gross area / Net parcel. Gross area means all land within the boundaries of a legal parcel. Net parcel area is computed by subtracting from the gross parcel area the area of any portions of the lot, which will be subject to public easements for lot access, roadways, drainage or inundation.

Industrial area. “Industrial areas” means land used or intended for the manufacture, fabrication, processing, or reduction of any article, substance, or commodity.

Infill. “Infill” is the use of land within a built-up area for further construction, especially as part of a community redevelopment or growth management program or as part of smart growth. It focuses primarily upon the reuse and repositioning of obsolete or underutilized buildings and sites.

Infrastructure. “Infrastructure” typically refers to the technical structures that support a community such as, but not limited to, roads, water supply, sewers, power grids, and telecommunications.

Land capability. “Land capability” means the intrinsic ability of natural resources to support particular land uses.

Land development code. Refer to “Development Code.”

Local agency formation commission. “Local Agency Formation Commission” means the Mendocino County Local Agency Formation Commission (LAFCO) appointed pursuant to the Cortese-Knox Local Government Reorganization Act.

Lot coverage. “Lot coverage” means the percentage of net site area covered by the vertical projection of any structure.

May. “May” means a permissive action that generally will permit a choice between two or more mandatory options. If defined choices are not provided, then the directive or action is optional.

Ministerial. “Ministerial” means a governmental action involving little or no personal judgment by the public officials in reaching a decision or as to the wisdom or manner of carrying out the activity. A ministerial decision involves only the use of fixed standards or objective measurements. Building permits are usually defined as ministerial.

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. A “single site” may include contiguous properties.

Multi-family residential. Multi-family residential is a classification of housing where multiple separate housing units for residential inhabitants are contained within one building. Units may be leased, as in an apartment building, or owned individually, as in a condominium or townhouse.

Native vegetation. “Native vegetation” consists of all the plant, grass and tree species which naturally occur in the Ukiah Valley, and which exist and propagate without human intervention or assistance.

Natural resource lands. “Natural resource lands” means lands devoted principally toward the conservation, preservation, and or development of water or land resources.

Natural resources. “Natural resources” means anything in the physical realm (not man made) that can be used or is identified through the human senses of smell, sight, sound, or touch.

Open space. “Open space” means as defined in Government Code §65560(b): “Open space land” means any parcel or area of land or water which is essentially unimproved and devoted to an open space use as defined in this section, and which is designated on a local, regional or state open space plan as any of the following:

1. Open space for the preservation of natural resources including, but not limited to, areas required for the preservation of plant and animal life, including habitat for fish and wildlife species; areas required for ecological and other scientific study purposes; rivers, streams, bays and estuaries; and coastal beaches, lake shores, banks of rivers and streams, and watershed lands.
2. Open space used for the managed production of resources, including but not limited to, forest lands, rangeland, agricultural lands and areas of economic importance for the production of food or fiber; areas required for recharge of ground water basins; bays, estuaries, marshes, rivers and streams which are important for the management of commercial fisheries; and areas containing major mineral deposits, including those in short supply.
3. Open space for outdoor recreation, including but not limited to, areas of outstanding scenic, historic and cultural value; areas particularly suited for park and recreation purposes, including access to lake shores, beaches, and rivers and streams; and areas which serve as links between major recreation and open space reservations, including utility easements, banks of rivers and streams, trails, and scenic highway corridors.
4. Open space for public health and safety, including, but not limited to, areas which require special management or regulation because of hazardous or special conditions such as earthquake fault zones, unstable soil areas, flood plains, watersheds, areas presenting high fire risks, areas required for the protection of water quality and water reservoirs and areas required for the protection and enhancement of air quality.

Particulate matter. A collective name for fine solid or liquid particles added to the atmosphere by processes at the earth’s surface. Particulate matter includes dust, smoke, soot, pollen and soil particles.

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Project. Refer to “Development project.”

Preservation. “Preservation” or preserve means the management of resources, including natural resources, cultural resources (includes archaeological and historic resources), and man-made resources in a manner to maintain and protect, preclude destruction, and otherwise keep from harm, spoilage, destruction, or danger.

Quality of life. “Quality of Life” means the term as it is used in the Vision Statement.

Regulatory program. “Regulatory program” means an implementation measure that is intended to carry out Area Plan policies with the force of law, whether adopted or directed for use in the form of ordinance, resolution, or guideline.

Residential areas. “Residential areas” means lands which are principally used for dwelling units and associated uses, although they may also be used for accessory, nonresidential purposes.

Resource diversity. The variety of plant and animal life in a particular habitat.

Riparian vegetation. “Riparian vegetation” means plant material living near or on the banks of watercourses or lakes.

Single-family detached home. A single-family detached home is a free-standing residential building occupied by one household or family and consists of just one dwelling unit. It is defined in opposition to a multi-family dwelling.

Shall. “Shall” means a mandatory action that is not subject to discretion or variance.

Should. “Should,” could, or can mean “may” and convey a permissive action.

Social. “Social” means relating to matters affecting human welfare including the origin, organization, institutions, and development of human cultures and communities.

Solar access. “Solar access” means direct, unobstructed exposure to the sun’s rays.

Special district. “Special district” means a local governmental entity formed under provisions of California law for purposes of providing a public utility or service.

Sphere of influence. “Sphere of Influence” means a “...plan for the probable, ultimate, physical boundaries and service area of the [City] as determined by the [Local Agency Formation] Commission.” (Government Code §56076)

State regulated air toxics. Air toxics are chemicals released into the air that are known or suspected to cause cancer, or other serious health problems, such as birth defects or reproductive effects. The federal Clean Air Act, as amended in 1990, lists 188 of these materials, called hazardous air pollutants. California air toxics legislation lists 729 of these substances, referring to them as toxic air contaminants, which the State regulates.

Subdivision ordinance. “Subdivision ordinance” means the legislative code enacted by the County to implement State law by regulating the process, review and action associated with the division of land.

Suburban areas. “Suburban areas” as used in the Ukiah Valley Area Plan means lands typically located on the urban fringe or in outlying areas, with public water or sewers but lacking the mix of uses and broad array of services and facilities found in urban areas. Densities typically range from 1 to 6 parcels per acre.

Suitability. “Suitability” means the ability of basic facilities and services (such as roads, water systems, sewage disposal systems, etc.) to support certain uses of land without unmitigated negative effects.

Sustainable. “Sustainable” means any process or activity which can be maintained over long periods of time without harm to community and depletion of resources. The concept of a sustainable community requires comprehensive, integrated, and regional strategies to achieve balance among social, economic and environmental systems.

Traffic management plan. “Traffic management plan” means a plan or strategy for reducing demand on and more efficiently utilizing existing transportation systems.

Unincorporated area. “Unincorporated area” means lands under the jurisdiction of the County of Mendocino.

Urban areas. “Urban areas” as used in the Ukiah Valley Area Plan means lands within the Ukiah Urban Boundary and the Calpella, The Forks and Talmage Rural Communities.

Urban uses (also urban scale land uses). “Urban uses” means residential, commercial, industrial and institutional buildings, activities and densities (i.e., three or more dwelling units or lots per acre) typically located in urban areas and requiring urban services such as public water and sewer, an extensive road network, public transit, fire protection, and other services, facilities, and utilities of an urban nature.

Use type. “Use type” means the classification of uses set forth in the zoning ordinance.

Viability. “Viability” means economic or physical feasibility.

Viewshed. “Viewshed” means the area that can be viewed by a person when looking in a specific direction. Generally, a viewshed means a wide panoramic view that is relatively unobstructed by visual distractions and identified or preserved/conserved for public enjoyment. A narrow viewshed, such as a tree-lined street, is generally called a “streetscape.”

Will. “Will” implies a mandatory act or requirement.

Zoning ordinance. “Zoning ordinance” means the legislative code enacted by the County to regulate the physical development and use of land.