

## Appendix C. DEFINITIONS

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***Comment:*** *The base document for these definitions is GPU3. The Refinement Group deleted those definitions not used in GPU3 or in the RG's GPU work product. Many of the definitions are taken from definitions contained in the OPR General Plan Guidelines, Title 21, other County ordinances or CEQA.*

### A

**Accessory Dwelling Unit (ADU):** An accessory dwelling unit (ADU) is a self-contained housing unit with a separate entrance and kitchen that functions independently from the principal residence on-site. ADUs are often seen as a form of affordable housing. These units also help to create more infill and density within urban areas.

**Accessory Use:** An accessory use is the use of land that is subordinate to and customarily a part of a principal permitted use. An accessory use is clearly incidental and secondary to an existing principal use and does not change the character of the principal use. It is located on the same parcel as the associated principal use unless otherwise specified for a particular accessory use.

**Administrative Permit:** An Administrative Permit is a discretionary planning permit for development located outside the Coastal Zone that is of a minor and non-controversial nature.

**Acres, Gross:** The entire acreage of a lot, including all easements and rights of way calculated to the centerline of proposed bounding streets and to the edge of the right-of-way of existing or dedicated streets.

**Acres, Net:** The Gross Acres of a lot less that portion of the lot dedicated for public or private rights of way.

**Adaptive Reuse:** A new use for an existing structure or landscape other than the historic use.

**Adequate Public Facilities and Services (APFS):** The public facilities and services required to adequately serve new development. Facilities and services are "adequate" to support development if the new development does not decrease current service or safety levels below locally established Level of Service Standards. (See "Level of Service Standards")

**Affordable Housing:** Affordable housing means those residential projects, for rent or sale, which are intended for and restricted to households of very low, low, and moderate workforce 1 and workforce 2 income, as defined in the Inclusionary Housing Ordinance.

***Comment:*** *See Refinement Group's policy adopted.*

**Agriculture:** Agriculture means the art or science of cultivating; cultivation of the ground; harvesting of crops; rearing and management of livestock; tillage; husbandry; farming; horticulture; and forestry; the science and art of the production of plants and animals useful to man; wildlife management; and the preparation and processing of these products for use and their disposal.

**Agricultural Advisory Committee:** Deleted

**Agricultural Buffer:** A physical and visual break between agricultural and non-agricultural lands. Its purpose is to protect existing agricultural operations. [See Policies AG 1.4 and LU 9.14]

**Agricultural Commissioner:** A person appointed by the Board of Supervisors pursuant to Section 2001 of the Food and Agriculture Code. Primary responsibilities include licensening and supervision of Ag Inspectors and enforcement of laws and regulations relating to agriculture operations including the enforcement of pesticide regulations.

**Agriculture Lands:** Agriculture Lands, one of the six Major Land Groups in this General Plan, are those unincorporated lands that have a special combination of the best soils, favorable growing climate, large landholdings, and generally adequate water supplies to support long-term commercial agricultural operations.

**Agricultural Management Plan:** A plan required for the development of new or expanded agricultural uses, pursuant to the Monterey County Zoning Ordinance.

**Agricultural Preserve:** Land designated for agriculture or conservation under the State Williamson Act. (See "Williamson Act")

**Agricultural Processing Facility:** An agricultural processing facility means a structure, building, area, open or enclosed, or any other location for the refinement, treatment, or conversion of agricultural products where a physical, chemical or similar change of an agricultural product occurs. Examples of agricultural processing include, but are not limited to, coolers, dehydrators, cold storage houses, hulling operations, and the sorting, cleaning, packing, and storing of agricultural products preparatory to sale or shipment in their natural form, including all customarily incidental uses. Agricultural processing facilities include wineries.

**Agricultural Support Facility:** An agricultural support facility means a facility principally established to serve on-site and/or offsite farming or ranching activities. Facilities shall include but are not limited to, coolers, cold storage, loading docks, shops and recreational facilities.

**Agricultural Tourism:** Refers to the act of visiting a working farm or any agricultural, horticultural, or agribusiness operation for the purpose of enjoyment, education, or recreational involvement in the activities of the farm or ranch for the purpose of supplemental income for the owner/operator.

**Air Quality:** A measure of health and visibility-related characteristics of air derived from quantitative measurements of the concentrations of injurious or contaminating substances in the air.

**Airport Land Use Commission:** A commission to assist local agencies in ensuring compatible land uses in the vicinity of all new airports and in the vicinity of existing airports to the extent that the land in the vicinity of those is not already devoted to incompatible uses. The statutes governing airport land use commissions are set forth in the State Aeronautics Act in the California Public Utilities Code.

**Airport Land Use Compatibility Plans:** Required plans for all public use airports in California. The purpose of airport land use compatibility plans is: 1) to provide for the orderly growth of each public airport and the area surrounding the airport within the jurisdiction of the airport land use commission, and 2) to safeguard the general welfare of the inhabitants within the vicinity of the airport and the public in general.

**Airport Noise Control and Land Use Compatibility (ANCLUC) Standards:** Standards established as part of a Airport Noise Control and Land Use Compatibility Study, which address noise abatement measures and compatible land uses for properties adjacent to county airports.

**Alternatives:** A range of feasible options that can accomplish certain goals and objectives.

**AMBAG:** See "Association of Monterey Bay Area Governments."

**Ambient Air Quality:** Existing air quality for an air basin or sub-basin.

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

**Americans with Disabilities Act (ADA):** Law instituted in 1990 to establish a clear and comprehensive prohibition of discrimination on the basis of disability. [See Policies C 3.17 and C 7.6]

**Annex:** To incorporate a land area into an existing district or municipality, with a resulting change in the boundaries of the annexing jurisdiction.

**APFS:** See “Adequate Public Facilities and Services.”

**Aquaculture:** The culture and husbandry of aquatic organisms, including but not limited to fish, shellfish, mollusks, crustaceans, kelp and other algae.

**Aquifer:** An underground, water-bearing layer of earth, porous rock, sand, or gravel, through which water can seep or be held in natural storage. Aquifers generally hold sufficient water to be used as a water supply.

**Area of Special Biological Significance: Deleted**

**Comment:** See comments for Policy ERME 1.1.

**Arterial Road:** A major 4-lane road serving local and longer distance travel. Arterial roads enables through traffic between collector roads and expressways, highways, and freeways. Arterial roads provide some limited access to adjoining properties.

**Asbestos:** Asbestos means asbestiforms of the following minerals: chrysotile (fibrous serpentine), crocidolite (fibrous riebeckite), amosite (fibrous cummingtonite--grunerite), fibrous tremolite, fibrous actinolite, and fibrous anthophyllite.

**Asbestos-Containing Material:** Asbestos-containing material means any material that has asbestos content of 0.25 percent or greater.

**Asbestos Dust Mitigation Plan:** Asbestos Dust Mitigation Plan means a detailed written document specifying measures that would be implemented to minimize the emissions of asbestos-laden dust.

**Association of Monterey Bay Area Governments (AMBAG):** A voluntary association of local governments organized under the California Joint Powers Authority for the purpose of providing regional planning services in the areas of the economy, transportation, land use, housing, air quality, and water quality.

**ASTM Standard:** A standard issued by the American Society for Testing and Materials.

**Annual Average Daily Traffic (AADT):** The annual average number of vehicles traveling (in both directions) on a particular section of road during a 24-hour period.

## B

**Base Flood (100-Year Flood):** In any given year, a 100-year flood that has a one percent likelihood of occurring and is recognized as a standard for acceptable risk.

**Bed and Breakfast Facility:** Bed and Breakfast Facility means an establishment providing overnight accommodations and a morning meal by people who rent rooms in their homes. Rent or rental fee can include any form of remuneration including cash, goods or services, barter, or forgiveness of debt.

**Benefit Assessment District:** An area within a public agency's boundaries that receives a special benefit from the construction of one or more public facilities. A Benefit Assessment District has no independent life; it is strictly a financing mechanism for providing public infrastructure as allowed under various statutes. Bonds may be issued to finance the improvements, subject to repayment by assessments charged against the benefiting properties. Creation of a Benefit Assessment District enables property owners in a specific area to cause the construction of public facilities or to maintain them (e.g., 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.

**Berm:** A mound of earth or shoulder along a road or other linear geographic feature.

**Best Management Practices (BMP):** In the context of drainage and hydrology, are defined as activities or structural improvements that aid in reducing the quantity and improve the quality of stormwater runoff.

**Bicycle Path - Class I Bikeway:** A paved route separated from a street or roadway and expressly reserved for non-motorized traffic, with cross traffic minimized.

**Bicycle Lane - Class II Bikeway:** A paved striped lane for one-way bicycle travel on a street or roadway.

**Bicycle Route - Class III Bikeway:** A shared-use street or roadway, identified by bicycle route signs.

**Biological Survey:** A study performed by a qualified professional person(s) as appropriate from the County's list of approved consultants in accordance with the provisions of ER 2.7.

**Comment:** See ERME 2.7.

**Blight:** A condition of a site, structure, or area that may cause nearby buildings and/or areas to decline in attractiveness and/or utility. The Community Redevelopment Law (Health and Safety Code, Sections 33031 and 33032) contains a definition of Blight used to determine eligibility of proposed redevelopment project areas.

**Board of Supervisors:** The governing body of the County and certain special districts. The Board enacts ordinances and resolutions, adopts the annual budget, approves contracts, appropriates funds, adopts the General Plan and corresponding zoning for the unincorporated area, and appoints certain County commissions and officers. Supervisors also serve as members of various boards and commissions.

**Boronda Memorandum of Understanding (MOU):** This is an agreement between the City of Salinas and Monterey County specifies, among other items, most productive farmland to be preserved and urban growth areas for the City of Salinas.

**Buffer Area:** An area of land separating two distinct land uses that acts to soften or mitigate the effects of one land use on the other.

**Building Envelope:** The building areas within a parcel of land.

**Building Site:** Building site means an area within a parcel of land occupied or intended to be occupied by a main structure and accessory structures and uses, including such open spaces as are provided or are intended to be used in connection therewith or are required by the regulations for the zoning district wherein such parcel is located.

**Build-out:** Development of land to its full potential or theoretical capacity as permitted under an adopted Land Use Plan or Zoning Designation. Build-out also means the full development of a project in accordance with the entitlements of that project.

**Bulk hauled water supply:** Water used for a domestic water system that is transported in a licensed vehicle in larger than 20-gallon containers.

## C

**California Environmental Quality Act (CEQA):** California Environmental Quality Act means the State statutes and guidelines enacted by the California legislature in 1970, and as subsequently amended (Public Resources Code, Section 21000, et. seq.), which contains a process for conducting environmental review for projects.

**Caltrans:** “California Department of Transportation.”

**Capital Improvement Program (CIP):** A plan for capital projects and expenditures needed to achieve the development goals specified in the General Plan and a strategy to address existing deficiencies in public services for Monterey County residents.

**Caretaker Unit:** Caretaker unit means a permanent residence, secondary and accessory to an existing main dwelling for persons employed for purposes of care and protection of persons, property, plants, animals, equipment or other circumstances on-site or on contiguous lots under the same ownership.

**Carmel River Management Program:** Program developed with the purpose of addressing problems associated with bank erosion, undercutting, loss of riparian vegetation, and flooding along the Carmel River.

**Carmel Valley Wastewater Study:** Examination and analysis of existing wastewater conditions, capacity, and facilities in Carmel Valley, alongside proposed alternatives aimed at fixing deficiencies and health and safety hazards.

**Carrying Capacity:** Used in determining the potential of an area to absorb subdivision development. The theoretical upper limits of development beyond which the quality of human life, health, welfare, safety, or community character and resources within an area will be significantly impaired.

**Castroville Seawater Intrusion Project (CSIP):** A project of the Monterey County Water Resources Agency consisting of a water recycling facility at the Monterey Regional Water Pollution Control Agency Regional Treatment Plant, and a distribution system.

**Categorical Exemption:** Categorical exemption means an exemption from the requirements of the California Environmental Quality Act based on a finding by the Secretary for Resources that certain types of projects do not have a significant effect on the environment.

**CEQA:** See “California Environmental Quality Act.”

**Chaparral:** An evergreen plant community of drought-adapted shrubs usually found on dry slopes and ridges. Chamise, toyon, scrub oak, ceonothus, and Manzanita are characteristic species.

**Chicanes:** Mainline deviations to deter the path of travel so that the street is not a straight line (by the installation of offset curb extensions).

**Cities:** As used in this General Plan, Cities represent one of the six Major Land Groups in this General Plan and comprise the twelve incorporated jurisdictions within Monterey County.

**City/County Agreement:** A cooperative agreement between a city and Monterey County, which addresses the manner in which urban growth will occur as cities grow outward into unincorporated lands.

**CNEL:** See “Community Noise Equivalent Level.”

**Cluster Development or Cluster Subdivision:** An alternative type of subdivision, where lots are grouped or “clustered” together, rather than spread evenly throughout a parcel as in a Conventional Subdivision.

**Coastal Act:** See Public Resources Code section 30000 et. seq.

**Coastal Administrative Permit:** A Coastal Administrative Permit is a discretionary planning permit for development within the Coastal Zone that is of a minor and non-controversial nature.

**Coastal-Dependent Development or Use:** Any development or use that requires a site on or adjacent to the sea to be able to function at all.

**Coastal Development Permit:** A Coastal Development Permit is a discretionary planning permit for development within the Coastal Zone that is not listed as a Principal Use Allowed by the applicable zoning district because of potential incompatibility with the principal uses of the district. A public hearing is required as part of the permit review process.

**Coastal Implementation Plan:** Coastal Implementation Plan means those ordinances, actions and other devices required to implement the Local Coastal Program Land Use Plan. Both the Coastal Implementation Plan and Land Use Plan require review by the Planning Commission, adoption by the Board of Supervisors, and certification by the State Coastal Commission. (See "Local Coastal Program")

**Coastal-Related Development:** Any use that is dependent on a Coastal-Dependent Development or Use.

**Coastal Zone:** Land and water area of the State of California from the Oregon border to the border of the Republic of Mexico, specified on the maps identified and set forth in Section 17 of that chapter of the Statutes of the 1975-76 Regular Session enacting the California Coastal Act extending seaward to the state's outer jurisdiction, including all offshore islands, and extending inland generally 1,000 yards from the mean high tide line of the sea.

**Common Public Viewing Area, Designated:** See Designated Common Public Viewing Area.

**Community:** When used in a social or political context, a group of people living in a particular area.

**Community Area:** These are unincorporated communities with existing or planned public water and sewer systems, a balanced mix of land uses, diverse housing types and public amenities, and where further subdivision and urban-level development is planned. General Plan land use designations in these areas are predominantly Medium Density Residential, High Density Residential, Commercial, Industrial, and Public/Quasi Public.

**Community Development Block Grant (CDBG):** A grant program administered by the U.S. Department of Housing and Urban Development (HUD) on a formula basis for entitlement communities, and by the State Department of Housing and Community Development (HCD) for nonentitled jurisdictions. This grant allots money to cities and counties for housing rehabilitation and community development, including public facilities and economic development.

**Community Facilities District:** Under the Mello-Roos Community Facilities Act of 1982 (§5331 I, et seq.), a special tax district that can issue tax-exempt bonds for the planning, design, acquisition, construction, and/or operation of public facilities, as well as public services for district residents. Special taxes levied solely within the district are used to repay the bonds.

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

**Community Plan:** This is a plan that is required for all unincorporated Community Areas in the County. A Community Plan shall meet the design criteria in Policy LU-3.9.

**Community Rating System (CRS):** A program developed by the Federal Insurance Administration (FIA) to provide incentives for those communities that have gone beyond the minimum floodplain management requirements to develop extra measures to provide protection from flooding. Under the CRS, flood insurance premiums are adjusted to reflect the reduced risk resulting from community activities that reduce flood losses, facilitate accurate insurance rating, and promote the awareness of flood insurance.

**Community Redevelopment Agency (CRA):** A local agency created under California Redevelopment Law (Health & Safety Code §33000, et. seq.), or a local legislative body that has been elected to exercise the powers granted to such an agency, for the purpose of planning, developing, replanning, redesigning, clearing, reconstructing, and/or rehabilitating all or part of a specified area with residential, commercial, industrial, and/or public (including recreational) structures and facilities.

**Community Services:** Utilities (such as water, gas, electricity, and sewer) and public services (such as police, fire, schools, parks, and recreation) provided to a community.

**Community Wastewater System:** A conventional wastewater collection, treatment and disposal system serving multiple properties that fulfills basin plan requirements of the Central Coast Regional Water Quality Control Board.

**Community Water System:** See “ Domestic Water System.”

**Concurrency:** Concurrency means that: 1) Direct On-Site and Direct Off-Site Adequate Public Facilities and Service (APFS) Improvements are constructed prior to occupancy of new development or as otherwise conditioned or set forth in a Subdivision Improvement Agreement or other approved agreement, and 2) Indirect Off-Site APFS Improvements are either constructed or a Fair Share fee is paid into an adopted funding program prior to occupancy of new development. (See “Adequate Public Facilities and Services,” “Direct On-Site APFS Improvements”, “Direct Off-Site APFS Improvements”; “Fair Share” and “Indirect Off-Site APFS Improvements”)

**Conservation:** Conservation means planned management of natural resources to prevent waste, destruction, or neglect.

**Consistency, Consistent With:** Free from significant variation or contradiction. The various diagrams, text, goals, policies, and programs in the General Plan must be consistent with each other, not contradictory or preferential. The term “consistent with” is used interchangeably with “conformity with.” The courts have held that the phrase “consistent with” means “agreement with; harmonious with.” Webster defines “conformity with” as meaning harmony, agreement when used with “with.” The term “conformity” means in harmony therewith or agreeable to (Sec 58 Ops. Cal. Atty. Gen. 21, 25 [1975]). California state law requires that a general plan be internally consistent and also requires consistency between a general plan and implementation measures, such as the zoning ordinance. As a general rule, an action program or project is consistent with the general plan if, considering all its aspects, it will further the objectives and policies of the general plan and not obstruct their attainment.

**Continuous Two-Way Left Turn Lanes:** A common access management treatment when combined with driveway consolidation and corner clearance. Continuous two-way left turn lanes simultaneously providing a separate lane for left turning vehicles and property access. Typically, they are used as the center lane of a five-lane roadway.

**Conventional Subdivision:** A standard type of subdivision where lots are spread evenly throughout a parcel, as opposed to a Cluster Subdivision where lots are grouped together. (See “Cluster Development or Cluster Subdivision”)

**Cottage Industry:** A business of limited scale and impact in an area where a single-family dwelling is an allowed use conducted primarily by the residents of the property.

**Critical Facility:** Facilities housing or serving many people, that 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, electricity, and gas supply, sewage disposal, and communications and transportation facilities.

**Critical Habitat:** Is as defined within the Federal Endangered Species Act.

**Critical Viewshed:** Generally, The composite area in the Big Sur area visible from Highway 1 and expressly designated major public viewing areas. Specifically, the critical viewshed shall be as defined at policy Big Sur ER-43.

**CSIP:** See “Castroville Seawater Intrusion Project.”

**Cumulative Effects:** See “Cumulative Impact” (cumulative effects and cumulative impacts are synonymous in this General Plan).

**Cumulative Impact:** “Cumulative Impacts “ refer to two or more individual effects which, when considered together, are considerable or which compound or increase other environmental impacts. (cumulative effects and cumulative impacts are synonymous in this General Plan.)

## D

**Daily Vehicle Miles of Travel (VMT):** The average number of miles traveled daily (24-hour) on a particular road system.

**Dam Failure:** Catastrophic event characterized by the sudden, rapid, and uncontrolled release of impounded water resulting from a significant seismic event, a landslide that may or may not have been seismically induced, or from engineering failure.

**Decibel (dB):** A convenient scale for expressing sound pressure levels. Such a scale is needed because the human ear is sensitive to an extremely wide range of sound pressure levels. The decibel scale is logarithmic and based on pressure levels. It is expressed in a range of 0 to 140. Zero decibels is the lowest level of sound detectable by the human ear, while a jet aircraft takeoff at 20 feet measures approximately 120 dB.

**Decibel, A-Weighted (dBA):** The sound pressure level in decibels as measured on a sound level meter using the A-weighting filter network. The A-weighting filter de-emphasizes the very low and very high frequency components of sound, in a manner similar to the response of the human ear, and gives good correlation with subjective reactions to noise.

**Defensible Space:** Defensible Space means: (1) In fire fighting and prevention, an area of non-combustible surfaces separating urban and wildland areas; (2) In urban areas, open spaces, entry points, and pathways configured to provide maximum opportunities to rightful users and/or residents to defend themselves against intruders and criminal activity.

**Demonstration Farm:** Consists of land set aside by producers, government, or private industry that allows farmers, researchers, and educators to experiment with new and innovative farming practices and systems, with a primary focus on educating the producer and consumer about agriculture.

**Density:** Density means the measure of the ratio of population to the area of land occupied by that population, which may be expressed as dwelling units per acre, families per acre, or persons per acre, or conversely as acres per dwelling unit or square feet per dwelling unit.

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

**Comment:** *This is not ‘expressed’ in the General Plan.*

**Density Bonus:** The allocation of development rights that allows a parcel to accommodate additional square footage or additional residential units beyond the maximum for which the parcel is zoned. Under Government Code Section 65915, a housing development that provides 20 percent of its units for lower income households, or 10 percent of its units for very low-income households, or 50 percent of its units for seniors, is entitled to a density bonus and other incentives.

**Design:** The arrangement of elements in a project. Components of a project design may include: (1) street alignments, grades and widths; (2) drainage and sanitary facilities and utilities, including alignments and grades thereof; (3) location and size of all required easement rights-of-ways; (4) fire roads and firebreaks; (5) lot size and configuration; (6) traffic access; (7) grading; (8) land to be dedicated for park or recreational purposes; and (9) location, size, configuration and colors of structures.

**Designated Common Public Viewing Area:** a public area designated in accordance with Policy ER 9.14 from which large numbers of the general public ordinarily views the surrounding Public Viewshed.

**Detention Dam/Basin/Pond:** 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 that will not exceed the carrying capacity of the channel downstream. Often, the basin are planted with grass and used for open-space or recreation in periods of dry weather. The other type, most often called a retention pond or reservoir, allows for water to be held as long as possible and may or may not allow for the controlled release of water. In some cases, the water is allowed to seep into the permeable banks or gravel strata in the foundation.

**Developable Land:** Land that is feasible as a location for development taking into consideration environmental, economic, legal and social factors.

**Development:** Development means any activity which occurs on land or water that involves the placement of any structure, the discharge or disposal of any waste material, grading, dredging or mineral extraction. This definition includes any substantial change in density and/or intensity of use including the subdivision of land, construction of any structure, and the removal or harvesting of major vegetation including land clearing other than for agricultural purposes. In the Coastal Zone, development also includes those activities listed in Section 20.06.310 of the Monterey County Zoning Ordinance (Title 20). Lot Line Adjustments of 4 or fewer parcels shall not be considered development for the purposes of the plan. Routine and Ongoing Agriculture Activities as defined in Policy AG-1.1, shall not be considered development for the purposes of this plan.

**Development Agreement:** A legislatively approved contract between a jurisdiction and a person having legal or equitable interest in real property within the jurisdiction (California Government Code §65865 et. seq.) that “freezes” certain rules, regulations, and policies applicable to development of a property for a specified period of time.

**Development Rights:** These rights, along with others such as mineral rights and water rights, are commonly associated with real property ownership. Development rights are the constitutionally protected rights to the viable economic use of private property in furtherance of reasonable investment- backed expectations. Development rights, subject to local, state, and federal regulations, provide the legal basis for property development.

**Direct Off-Site APFS Improvements:** These are improvements outside of the physical boundaries of the new development that are necessary to mitigate the direct or primary effects caused by the new development.

**Direct On-Site APFS Improvements:** These are improvements within the physical boundaries of the development necessary to serve the new development or mitigate the direct or primary effects caused by new development.

**Discretionary Permit:** A development permit which requires the exercise of judgment or deliberation when the public agency or decision making body decides to approve or disapprove a particular activity, as distinguished from situations where the public agency or body merely has to determine whether there has been conformity with applicable statutes, ordinances or regulations.

**Domestic Water System:** Means one of the following:

- (1) **Public Water System:** Public Water System means a system for the provision of water for human consumption through pipes or other constructed conveyances that has 15 or more service connections or regularly serves at least 25 individuals daily at least 60 days out of the year. A public water system includes the following: (a) Any collection, treatment, storage, and distribution facilities under control of the operator of the system which are used primarily in connection with the system; (b) any collection of pretreatment storage facilities not under the control of the operator that are used primarily in connection with the system; (c) any water system that treats water on behalf of one or more public water systems for the purpose of rendering it safe for human consumption.
- (2) **Community Water System:** A public water system that serves at least 15 service connections used by yearlong residences or regularly serves at least 25 yearlong residents of the area served by the system.
- (3) **Non-Community Water System:** A public water system that is not a community water system.

**Comment:** *per Health and Safety Code 116275.*

- (4) **State Small Water System:** A domestic water system for the provision of piped water to the public for human consumption that serves at least five, but not more than 14 service connections and does not regularly serve drinking water to more than an average of 25 individuals daily for more than 60 days of the year.
- (5) **Local Small Water System:** A domestic water system means a system for the provision of piped water for human consumption to two, three, or four service connections. It includes any collection, treatment, storage, and distribution facilities under control of the operator of such system which are used primarily in connection with such system, and any collection or pretreatment storage facilities not under the control of the operator which are used primarily in connection with such system. This does not include two or more service connections, which supply dwelling units occupied by members of the same family, on one parcel. [Per Monterey County Code 15.04]

**Dude Ranch:** A business conducted by a rancher for the enjoyment or education of the public, featuring horseback riding, camping, cookouts, campfires, hunting, fishing, hay rides, trail rides and other outdoor activities of a similar nature.

**Dwelling, Duplex:** Duplex dwelling means a detached structure, under one roof, designed for or occupied exclusively by two families living independently of each other, and each dwelling unit having its own kitchen.

**Dwelling, Multiple Family:** Multiple family dwelling means a structure or portion thereof used to house three or more families, living independently of each other, and each unit having its own kitchen.

**Dwelling, Single Family:** Single family dwelling means a detached structure, including a mobile home or manufactured dwelling unit, containing only one kitchen and used to house not more than one family.

**Dwelling Unit:** Dwelling unit means a dwelling or portion thereof used by one family and containing only one kitchen.

## **E**

**Earthquake Fault Zones:** See Geologic Hazard Zones.

**Easement, Conservation:** A legal instrument by which a landowner may voluntarily restrict the use of property. Conservation easements are generally used to voluntarily conserve property as open space in perpetuity, and are creations of law subject to the provisions of Section 815 et seq of the California Civil Code.

**Easement, Scenic:** A legal instrument by which a landowner may restrict the use of property for the purpose of retaining the land as undeveloped open space for its scenic value. Scenic easements are subject to the provisions of California Government Code Section 51070 et seq.

**Ecology:** A branch of science concerned with the interrelationship of organisms and their environments. The totality or pattern of relations between organisms and their environment.

**Eco-tourism:** Tourism that involves traveling to relatively undisturbed natural areas with the specific object of studying, admiring and enjoying the scenery and its wild plants and animals, as well as any cultural aspects (both past and present) found in these areas.

**EIR:** See “Environmental Impact Report.”

**Emergency Operations Center:** Facility designated as the central point of coordination and support for all emergency management functions conducted within a particular jurisdiction.

**Employment Center:** Geographic area characterized by a high concentration of employment opportunities. Major Employment Centers include, but are not limited to, Monterey Peninsula, Salinas, and the Central Salinas Valley.

**Employee Transportation Programs:** A multiple element program to allow employers to tailor transportation choices to meet the needs of their employees. Possible components of an Employee Transportation Program include:

- a. Reduced price bus passes
- b. Bicycle and Pedestrian Incentives
- c. Flexible work hours
- d. Telecommuting
- e. Emergency Ride Home programs
- f. Private transit systems

**Encourage:** For the goals and policies in this General Plan, this word implies a general endorsement, but not necessarily administrative, financial, or other County support. Means of encouragement include education and positive incentives. Encourage does not mean require or coerce.

**Energy Recovery Systems:** A means to recover and utilize waste energy and improve efficiency in the production or use of energy. Typically, energy recovery systems are associated with more efficient heating, ventilation and cooling systems.

**Environment:** Environment means the physical conditions that exist within the area that will be affected by a proposed project including land, air, water, minerals, flora, fauna, ambient noise, and objects of historic or aesthetic significance.

**Environmental Impact Report (EIR):** “EIR” or “environmental impact report” means a detailed statement prepared under CEQA describing and analyzing the significant environmental effects of a project and discussing ways to mitigate or avoid the effects. The contents of an EIR are discussed in Article 9, commencing with section 15120 of the CEQA guidelines. (See “California Environmental Quality Act”)

**Environmentally Sensitive Areas:** Includes wetlands, areas designated as “critical habitat” areas pursuant to the Endangered Species Act of 1973, as amended. The definition of “Environmentally Sensitive Areas” shall also include those areas expressly added to the meaning of the term in an area section of this plan, for application only within the applicable planning area.

**ESHA (Environmentally Sensitive Habitat Areas):** See the definition for Environmentally Sensitive Areas.

**Erosion:** Erosion means: (a) the loosening and transportation of rock and soil debris by wind, rain, or running water; and (b) the gradual wearing away of the upper layers of earth. When used in this Plan, the word erosion only applies to erosion that presents a significant threat to public health or safety, or significant harm to resources.

**Erosion Management Plans:** Means an Erosion Control Plan as provided in Section 16.12.060 of Monterey County Code.

**Estuary:** A water passage where the tide meets a river current; an arm of the sea at the lower end of a river.

**Excessive Runoff:** Surface water leaving the parcel of origin more than 10% greater than leaving the parcel prior to the new development.

**Expressways:** An arterial highway for through traffic which may have partial control of access, but which may or may not be divided or have grade separations at intersections.

## **F**

**Fair Share:** Means the proportional share attributable to a new development project of the cost of providing additional service facility capacity necessary for the new development project to meet adopted service level standards for that service facility. Fair Share is that portion of the cost of providing such additional service facility capacity, excluding the cost of remedying any exiting capacity deficiencies in that service facility, calculated as the ratio between the burden placed on the service facility by the new development project, and the total burden on that service facility from existing development, the proposed new development project, and all reasonably anticipated cumulative development.

**Family:** Includes the following if living together as a single housekeeping unit within a dwelling unit: an individual living alone; two or more persons related by blood or marriage or adoption; one or more handicapped persons together with caretakers or house parents; or a group of which not more than six individuals shall be unrelated to any individual in the group.

**Family Member Lot:** One-acre minimum lots which are re-allowed within Agricultural Lands to accommodate housing for members of the immediate family of the property owner.

**Farm Equipment Storage Facility:** Farm equipment storage facility means any building, land, or building and land used to provide storage of a range of farm equipment, such as trucks, trailers, buses, harvesters, tractors, plows, fertilizer spray rigs and water tenders.

**Farm Employee Dwelling:** A dwelling unit that is accessory to the principal agricultural use on the same parcel.

**Farm Employee Housing Facility:** Farm Employee Housing Facility means any living quarters or accommodations of any type, including mobile homes, which meet the requirements of the Uniform Building Code and Uniform Housing Code, provided by any person for employees or families employed principally in farming or other agricultural activities on the land and land within the same agricultural operation.

**Farmland Mapping and Monitoring Program (FMMP):** A program through the California Department of Conservation that produces maps and statistical data used for analyzing impacts on California's agricultural resources. The FMMP categorizes agricultural lands under the following headings: Prime Farmland, Farmland of Statewide Importance, Unique Farmland, Farmland of Local Importance, and Grazing Land.

**Farmland of Local Importance:** Under the FMMP, Farmland of Local Importance is either currently producing crops, has the capability of production, or is used for the production of confined livestock. Farmland of Local Importance is land other than Prime Farmland, Farmland of Statewide Importance or Unique Farmland. This land may be important to the local economy due to its productivity or value. It does not include publicly owned lands for which there is an adopted policy preventing agricultural use. Farmland of Local Importance is initially identified by a local advisory committee (LAC) convened in each county by FMMP in cooperation with the USDA-SCS and the county board of supervisors. [See FMMP Guidelines, soil criteria and mapping categories]

**Farmland of Statewide Importance:** Under the FMMP, Farmland of Statewide Importance is land other than Prime Farmland which has a good combination of physical and chemical characteristics for the production of crops. It must have been used for the production of irrigated crops at some time during the two update cycles prior to the mapping date. It does not include publicly owned lands for which there is an adopted policy preventing agricultural use. [See FMMP Guidelines, soil criteria and mapping categories]

**Farm Stay Accommodations:** A Bed and Breakfast Facility on a working farm in the Agriculture Lands Major Land Group, serving up to three meals per day per guest. (See "Bed and Breakfast Facility")

**Farm Worker Housing Facility:** Farm worker housing facility means any living quarters or accommodations of any type, including mobile homes, which meet the requirements of the Uniform Building Code and Uniform Housing Code and is provided by any person for individuals or families employed principally in farming or other agricultural activities off the property on which the farm worker housing facility is to be located.

**Fault:** A fracture in the earth's crust along which there has been displacement of land masses relative to one another.

**Fault, Active:** Active fault means a fault along which there has been displacement during the last 11,000 years.

**Fault, Inactive:** Inactive fault means a fault along which there has been no major displacement for more than 3,000,000 years.

**Fault, Potentially Active:** A potentially active fault means a fault along which the most recent major displacement occurred between 11,000 and 3,000,000 years ago.

**Fault Rupture:** A seismic hazard from the movement of the ground surface along a fault during an earthquake. Typically, this movement takes place during the short time of an earthquake, but can also occur slowly over many years in a process known as "creep."

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

**Federal Emergency Management Agency (FEMA) Flood Zone Designations:**

- Zone A:** Flood Insurance rate zone that corresponds to the 1-percent annual chance floodplains that are determined in the Flood Insurance Study by approximate methods of analysis.
- Zone AO:** Flood Insurance rate zone that corresponds to the areas of 1-percent shallow flooding, usually sheet flow on sloping terrain, where average depths are between one and three feet.
- Zone AH:** Flood Insurance rate zone that corresponds to the areas of 1-percent annual chance shallow flooding with a constant water-surface elevation usually areas of ponding, where average depths are between one and three feet.
- Zones AI-A30:** Flood Insurance rate zones that correspond to the 1-percent annual chance floodplains that are determined in the Flood Insurance Study by detailed methods of analysis.
- Zone B, C and X:** Flood Insurance rate zones that correspond to areas outside the 1-percent annual chance floodplain, areas of 1-percent annual chance sheet flow flooding where average depths are less than 1 foot, areas of 1-percent annual chance stream flooding where the contributing drainage area is less than 1 square mile, or areas protected from the 1-percent annual chance flood by levees.
- Zone V:** Flood Insurance rate zone that corresponds to areas within the 1-percent annual chance coastal floodplains that have additional hazards associated with storm waves.

**Fire Hazard Severity Zone:** Areas designated by the California Department of Forestry and Fire Protection as Fire Hazard Severity Zone.

**Flood, 100 year:** Flooding that occurs once in one hundred years.

**Flooding:** The accumulation of water within a water body and the overflow of excess water onto adjacent floodplain lands, including several types: riverine (overflow from a river, channel, flash floods, alluvial fan floods, and dam-break floods), local drainage or high groundwater levels, fluctuating lake levels, coastal flooding, debris flows, and subsidence.

**Floodplain:** Land subject to one percent or greater chance of flooding in any given year, or once in one hundred years (100-year flood), and includes the floodway and floodway fringe.

**Floodway:** That portion of the valley floor required to carry the flow which may on the average occur once every 100 years (a 100 year flood). The floodway shall be that area shown on maps prepared for FEMA.

**Floodway Fringe:** That portion of the valley floor outside of the floodway normally required to carry the flow which may on the average occur once every 100 years (a 100 year flood), and which could be completely obstructed without increasing the floodwater surface elevation more than one foot at any point. The floodway fringe shall be that area shown on maps prepared for the FEMA.

**Floor Area Ratio (FAR):** A Floor Area Ratio is the ratio of the gross building square footage on a lot to the net square footage of the lot (or parcel). For example, on a site with 10,000 net square feet of land area, a Floor Area Ratio of 1.0 will allow a maximum of 10,000 gross square feet of building floor area to be built. On the same site, an FAR of 1.5 would allow 15,000 square feet of floor area.

**FMMP:** See "Farmland Mapping and Monitoring Program."

**Freeway:** Major road developed and maintained by the State of California. Freeways enable through traffic throughout the state and provide linkages to the overall highway system of the state. Freeways do not allow direct access from adjoining properties.

## **G**

**Geologic Evaluation:** Geologic evaluation means an evaluation of a property to determine the presence of various types of rocks, including ultramafic rock, serpentinite, or other metamorphic derivatives of ultramafic rock.

**Geologic Hazard:** A geologic condition that poses a significant potential danger to life and property. Geologic hazards include, but are not limited to, earthquake shaking, landslides, erosion, expansive soils and fault displacement.

**Geologic Hazard Zones:** Areas affected by strong ground shaking, liquefaction, landslide or other ground failure, or other seismic hazards caused by earthquakes. Seismic hazards zones are identified in maps compiled by the State Geologist pursuant to the provision of the Seismic Hazard Mapping Act. (Public Resources Code section 2690 et seq.)

**Geologic Report:** A report prepared by a certified Engineering Geologist or a Civil Engineer practicing in the area of his/her competence, defining and delineating any hazard of surface fault rupture. The Geologic Report shall be in sufficient detail to meet the criteria and policies established by the State Mining and Geology Board for individual parcels of land. (Public Resources Code sec(s) 2623 & 2625)

**Geographic Information System (GIS):** A unique assemblage of hardware, software, and personnel that integrates digital databases, spatial technologies, and analytical methods in order to capture, store, edit, analyze, and display geographic data.

**Geotechnical Report:** Means a report prepared by a certified Engineering Geologist or a Civil Engineer practicing in the area of his/her competence, which identifies seismic hazards and recommends mitigation measures to reduce the risk of seismic hazard to acceptable levels. (Public Resources Code section 2693b)

**Goal:** The ultimate purpose of an effort stated in a way that is general in nature and immeasurable; a broad statement of intended direction and purpose.

**Grazing Land:** Under the FMMP, Grazing Land is land on which the existing vegetation, whether grown naturally or through management, is suited to the grazing of livestock.

**Ground Shaking:** Ground movement resulting from the transmission of seismic waves during an earthquake.

**Groundwater:** All water found below the surface of the ground. (See also "Surface Water") Irrigated water within the root zone of irrigated crops shall not be considered groundwater.

**Groundwater Recharge:** The process of infiltration, percolation an injection of water through permeable soils or injection wells into water-holding strata that provides underground storage. (See also "Aquifer")

**Guesthouse:** Guesthouse means an attached or detached living quarters of a permanent type of construction lacking internal circulation with the main dwelling, without kitchen or cooking facilities, clearly subordinate and incidental to the main structure, on the same lot, and shall not be rented, let or leased, whether compensation is direct or indirect.

## H

**Habitat Conservation Plan (HCP):** A plan authorized under the federal Endangered Species Act to ensure that the effects of an authorized incidental “take” of threatened or endangered species are minimized and mitigated.

**Hazardous Material:** Any substance that, because of its quantity, concentration, or physical, or chemical characteristics, poses a significant present or potential hazard to human health and safety or to the environment if released into the workplace or the environment. The term includes, but is not limited to, hazardous substances and hazardous wastes.

**Hazardous Materials Incident:** Event at which hazardous materials are released into the environment resulting in the need for emergency response and mitigation operations.

**Hazardous Materials Incident Response Plan:** Contingency planning document describing general and specific emergency response procedures relating to operations conducted at a hazardous materials incident.

**Hazardous Trees:** Trees that are diseased, injured, or in danger of falling and damaging an existing or proposed structure, or creates an unsafe vision clearance, or likely to promote the spread of insect or disease, or otherwise present an imminent danger to life or property.

**Hazardous Waste:** Hazardous materials that no longer have practical use, such as substances that have been discarded, spilled, or contaminated, or that are being stored temporarily prior to proper disposal.

**HCD:** State Department of Housing and Community Development.

**Highway:** Major road developed and maintained by the State of California. Highways enable through traffic throughout the state and provide linkages to the overall highway system of the state. Highways allow direct access from adjoining properties.

**Highway 68 Improvement Study:** Examination and analysis of existing conditions, capacity, and facilities on Highway 68, alongside proposed operational improvements including emergency response enhancements and addition of turn lanes and approach lanes to improve operations on Highway 68, between Highway 1 and Salinas, at intersections with Corral de Tierra, Laureles Grade, Torero Drive, and San Benancio Canyon Road. Also known as the SR 68 – Action Plan for Operational Improvements.

**Historic Preservation:** The voluntary 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.

**Historic Resource:** A resource listed in or determined to be eligible for voluntary listing in the California Register of Historical Resources.

**Home Occupation:** Home Occupation means a business conducted in an area in which residence are allowed, conducted by the residents of the property, the main product of which is a service rather than goods.

**Household:** All those persons—related or unrelated—who occupy a single dwelling unit. (See “Family”)

**Housing Unit:** See “Dwelling Unit.”

**Hydrology:** A science dealing with the properties, distribution and circulation of water on the surface of the land, in the soil and underlying rocks, and in the atmosphere.

**I**

**Impact Fee:** A monetary exaction, other than a tax or special assessment, charged by a local agency to the applicant in connection with approval of a development project, for the purpose of defraying all or a portion of the cost of public facilities related to a development project. California Government Code, Section 66000, et seq., specifies that development fees shall not exceed the estimated reasonable cost of providing the service or facility for which the fee is charged. To lawfully impose a development fee, the public agency must establish the reasonable relationship between the need for the public facility and the type of development project on which the fee is imposed (nexus).

**Impervious Surface:** Surface through which water cannot penetrate, such as roof, paved road, sidewalk, and paved parking lot.

**Improvement:**

- (a) "Improvement" refers to any street work and utilities to be installed, or agreed to be installed, by the subdivider on the land to be used for public or private streets, highways, ways, and easements, as are necessary for the general use of the lot owners in the subdivision and local neighborhood traffic and drainage needs as a condition precedent to the approval and acceptance of the final map thereof.
- (b) "Improvement" also refers to any other specific improvements or types of improvements, the installation of which, either by the subdivider, by public agencies, by private utilities, by any other entity approved by the local agency, or by a combination thereof, is necessary to ensure consistency with, or implementation of, the general plan or any applicable specific plan.

**Inclusionary Housing Program:** A program authorized by Chapter 18.40 of the Monterey County Code, which requires certain new residential development projects to contribute to the provision of housing for very low, low and moderate income households.

**Inclusionary Unit:** A Dwelling Unit that is required by a development permit approval to meet affordability and occupancy limits under Chapter 18.40 of the Monterey County Code.

**Indirect Off-Site APFS Improvements:** These are regional infrastructure improvements outside the physical boundaries of the new subdivision that are impacted incrementally by the subdivision. An example is the addition of new trips to a state highway facility, which considered cumulatively with all other planned development in the region necessitates improvements to the highway. This type of improvement is typically provided by pro-rata "Fair Share" impact fees through an adopted fee program or by improvements made directly by the developer under a reimbursement agreement. (See "Adequate Public Facilities and Services (APFS)")

**Industry Cluster:** A group of business enterprises and non-business organizations for which membership within the group is an important element of each member firm's individual competitiveness. Binding the cluster together are "buyer-supplier" relationships, or common technologies, common buyers or distribution channels, or common labor pools.

**Infill Development:** Development of vacant or under-utilized land within areas that are already substantially developed.

**Infrastructure:** The various systems and facilities needed to support the operation of a community (e.g., sewer, water and storm drainage systems, electrical and communication lines, roads).

**Infrastructure and Financing Study:** A study that is required prior to approval of new standard subdivision within Rural Centers. [See LU 5.7]

**Initial Study:** A preliminary analysis prepared by the lead agency to determine whether an EIR or a negative declaration must be prepared or to identify the significant environmental effects to be analyzed in an EIR. (CEQA Guidelines section 15365).

**Insurance Service Office (ISO):** An independent company that rates towns, cities, counties and districts for casualty insurance companies by Preventive Class ratings. Each fire department nationally is rated for effectiveness by the Insurance Service Office (ISO), which grades fire departments on three components of their responses - fire communications or dispatch; the fire department; and the community's water system.

**Intermittent Stream:** Streams that flows for at least (30) days after the last major rain of the season and is dry a large part of the year.

**Intertidal:** Of, or pertaining to, the shoreline area that is above the low tide mark and below the high tide mark.

**Invasive Plant Species:** An exotic or native plant species that is absent in undisturbed conditions, but will invade and often displace the original vegetation under conditions of disturbance including continued overuse. The term is most commonly used in connection with exotic or introduced species.

## J

**Job-Based Housing Demand:** Estimate of the numbers and price levels of housing units that are needed to accommodate workers in households employed in jobs in the area.

**Jobs/Housing Balance; Jobs/Housing Ratio:** The jobs/housing ratio divides the number of jobs in an area by the number of housing units within the same area.

**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.

## K - None

## L

**Land Use Advisory Committee (LUAC):** A citizen committee, representing a specific geographic area of Monterey County and whose purpose is to advise the appropriate authority by providing comments and recommendations on referred land use planning matters pursuant to the "Guidelines for Review of Applications." Each LUAC shall reflect broad communities of interest and reflect the input of the local community affected by a project.

**Land Use Designation:** A general description of the type and intensity of land uses allowed on lands throughout the unincorporated area of the County. Each land use designation is defined in the text of the general plan and shown graphically on the Land Use Plan (see Map LU-2).

**Land Use Plan (Coastal):** This is the policy level portion of Monterey County's Local Coastal Program, which is incorporated into the General Plan in its entirety. It is sufficiently detailed to indicate the kinds, location, and intensity of land uses, the applicable resource protection and development policies and, where necessary, a listing of implementing actions. (See "Local Coastal Program")

**Landfill, Active:** Means a facility used for the on-site disposal of solid waste and which is in operation. The term “landfill facility” does not include a transfer station. (See “Solid Waste Landfill” and “Solid Waste Transfer Station”)

**Landfill, Closed:** Means a facility used for the on-site disposal of solid waste and which is no longer in operation. (See “Solid Waste Landfill”)

**Landmark Trees:** Landmark trees are native oak trees having a trunk diameter more than 24 inches measured at the smallest diameter from ground level to five feet above ground level. Oak trees planted for tree farms, ornamental, or landscaping purposes, are not Landmark Trees. Planted trees shall not be considered landmark trees, except for those that were planted as a required mitigation measure.

**Landslide:** Downslope movement of soil and/or rock, which typically occurs during an earthquake or following heavy rainfall.

**Lateral Access:** Pedestrian access along a beach or rocky shore between the ocean and the first line of terrestrial vegetation, obtained, maintained, and managed consistent with pertinent provisions of the California Coastal Act and this Plan. See also “Vertical Access” and “Visual Access.”

**LCP:** See “Local Coastal Program.”

**Level of Service (LOS):** Standard used by government agencies to measure the quality or effectiveness of a public service, such as sheriff, fire or ambulance services, or the performance of public infrastructure, such as a street or highway. (See “Level of Service, Road”)

**Level of Service, Roads and Intersection:** LOS Road shall be as defined in the current edition Highway Capacity Manual, which generally characterizes the performance of a roadway or intersection, based on such factors as speed and travel time, freedom to maneuver, traffic interruptions, comfort and convenience. Peak Level of Service (LOS) reflects the operational conditions during the maximum-volume hour of the day, which for purposes of this General Plan is the peak p.m. commuter hour.

<b>Level of Service A:</b>	Indicates a relatively free flow of traffic, with little or no limitation on vehicle movement or speed.
<b>Level of Service B:</b>	Describes a steady flow of traffic, with only slight delays in vehicle movement and speed. All vehicle queues clear in a single signal cycle.
<b>Level of Service C:</b>	Denotes a reasonably steady, high-volume flow of traffic, with some limitations on movement and speed, and occasional backups on critical approaches.
<b>Level of Service D:</b>	Designates 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.
<b>Level of Service E:</b>	Represents 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.
<b>Level of Service F:</b>	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.

**Level of Service Standards:** An officially adopted and published minimum capacity or standard of performance of public facilities or services that must be provided per unit of demand or other appropriate measure of need. When officially adopted and published, LOS standards shall serve as thresholds of significance for purposes of environmental analysis.

**Liquefaction:** A process by which water-saturated soils lose strength and liquefy during ground shaking events.

**Local Agency Formation Commission (LAFCO):** An independent commission within Monterey County that reviews and evaluates 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. LAFCO is empowered to approve, disapprove, or conditionally approve such proposals.

**Local Coastal Program (LCP):** A local government's 1) land use plans, 2) zoning ordinances, and 3) zoning district maps, which when taken together, meet the requirements of, and implement the provisions and policies of, the California Coastal Act at the local level.

**Local Responsibility Areas:** Areas where the California Department of Forestry and Fire Protection (CDFFP) provides some type of emergency services to local government via contract.

**LOS:** See "Level of Service."

**Lot:** Lot means a unit of land which has been created under the provisions of the Subdivision Map Act or any prior law regulating the division of land or a local ordinance enacted pursuant thereto or was created prior to the time any local or state law regulated divisions of land or which were not subject to any local or state regulation of the time of its creation. In the Coastal Zone, an existing parcel means a separate legal parcel recorded as of December 31, 1976, or later if approved under a coastal development permit where such permit was required by law prior to 1977. Parcels crossed by a public road or highway right-of-way will not be considered "subdivided" by such a road or highway. Except where a legal determination by the County (or by the Coastal Commission on appeal of a permit application) concludes otherwise for a particular ownership, contiguous lots conveyed by U.S. patent or aggregated under a single ownership will be considered as a single parcel for Subdivision Map Act purposes.

**Lot Line Adjustment:** A lot line adjustment between four or fewer existing adjoining parcels, where the land taken from one parcel is added to an adjoining parcel, and where a greater number of parcels than originally existed is not thereby created, if the lot line adjustment is approved by the County.

**Lot Merger:** The merging of contiguous lots into a lesser number of lots than had originally existed.

**Low income Household:** Low income Household means a household, including a very low income household, with an annual income which does not exceed HUD's annual determination for low income households with incomes of 80% of the median income, adjusted for household size.

## **M**

**Major Land Groups:** A broad land use framework included in this General Plan.

**Manufactured Housing:** Residential structures that are constructed entirely in the factory and that, since June 15, 1976, have been regulated by the federal Manufactured Home Construction and Safety Standards Act of 1974 under the administration of HUD.

**Maritime Chaparral:** A unique type of chaparral found close to the ocean characterized by a high proportion of woolly leaf manzanita dominant with one or more rare ceanothus or manzanita in canopy, having significant exposure to summer fog, humidity and mild temperatures. Less than 3 meters high, with continuous canopy and sparse ground layer.

**Master Drainage Plan for Carmel Valley:** A comprehensive report which defines the method of managing runoff quantity and quality for existing and future land uses in Carmel Valley.

**Master Environmental Impact Report (Master EIR):** An alternative to preparing a project EIR, staged EIR, or program EIR for certain projects which will form the basis for later decision making. It is intended to streamline the later environmental review of projects or approval included within a project, plan or program analyzed in the Master EIR. Accordingly, a Master EIR, to the greatest extent feasible, shall evaluate the cumulative impacts, growth inducing impacts, and irreversible significant effects on the environment of subsequent projects. (See “Environmental Impact Report”)

**Maximum Contaminant Level (MCL):** The maximum level of a contaminant allowed in water established by the California Department of Health Services.

**Mined Lands:** Includes the surface, subsurface, and ground water of an area in which surface mining operations will be, are being, or have been conducted, including private ways and roads appurtenant to any such area, land excavations, workings, mining waste, and areas in which structures, facilities, equipment, machines, tools, or other materials or property which result from, or are used in, surface mining operations are located.

**Mineral Development:** A broad term that encompasses exploration, extraction and processing of mineral resources including oil and gas, both onshore and offshore.

**Mineral Extraction Operation:** The physical act of mineral exploration, extraction and processing, including activity underground and on the surface.

**Mineral Resource Zones:** Areas designated by the State of California, Division of Mines and Geology, where the available geologic information indicates that there are significant mineral deposits (MRZ-2a) and areas where the available geologic information indicates that there is a likelihood of significant mineral deposits (MRZ-2b).

**Ministerial Permit:** “Ministerial” describes a governmental decision involving little or no personal judgment by the public official as to the wisdom or manner of carrying out the project. The public official merely applies the law to the facts as presented but uses no special discretion or judgment in reaching a decision. A ministerial decision involves only the use of fixed standards or objective measurements, and the public official cannot use personal, subjective judgment in deciding whether or how the project should be carried out.

**Minor Subdivision:** Subdivision of land into parcels of four (4) or less parcels, and subdivisions of five or more parcels, each of which is a quarter section or forty acres or larger. (See “Subdivision”)

**Mitigation:** “Mitigation” includes:

- (a) Avoiding the impact altogether by not taking a certain action or parts of an action.
- (b) Minimizing impacts by limiting the degree or magnitude of the action and its implementation.
- (c) Rectifying the impact by repairing, rehabilitating, or restoring the impacted environment
- (d) Reducing or eliminating the impact over time by preservation and maintenance operations during the life of the action.
- (e) Compensating for the impact by replacing or providing substitute resources or environments.

**Mitigated Negative Declaration:** A Negative Declaration prepared for a project in accordance with the California Environmental Quality Act (CEQA) when the Initial Study has identified potentially significant effects on the environment, but: 1) revisions in the project plans or proposals made by, or agreed to, by the applicant before the proposed Negative Declaration and Initial Study are released for public review would avoid the effects or mitigate the effects to a point where clearly no significant effect on the environment would occur; and 2) there is no substantial evidence in light of the whole record before the public agency that the project, as revised, may have a significant effect on the environment. (See “Negative Declaration”)

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

**Mobilehome:** A structure, transportable in one or more sections, built on a permanent chassis and designed for use as single-family dwelling unit that (1) has a minimum of 400 square feet of living space; (2) has 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 mobilehome park.

**Mobile Home Park:** Mobile Home Park means a parcel of land under one ownership, which has been planned and improved for the placement of two or more mobile homes for rental purposes for non-transient use.

**Mode:** Refers to a means of transportation such as: automobile, bus, train, airplane, pedestrian, or bicycle.

**Moderate income household:** means a household, including a low income household and a very low income household, with an annual income which does not exceed 120% of the median income, adjusted for household size.

**Monterey Bay Unified Air Pollution Control District (MBUAPCD):** As required by the California Clean Air Act and Amendments (HSC Section 40910, et seq.) and the Federal Clean Air Act and Amendments (42 U.S.C. Section 7401, et seq.), the MBUAPCD is responsible for air monitoring, permitting, enforcement, long-range air quality planning, regulatory development, education and public information activities related to air pollution in the North Central Coast Air Basin of Monterey, San Benito, and Santa Cruz Counties.

**Monterey County Historical Society (MCHS):** Local organization that seeks to promote knowledge, study, and the preservation of the history of Monterey County, and of such regionally or thematically related matters as are relevant to properly understanding the County's history.

**Monterey County Water Resources Agency (MCWRA):** An agency created by the California Legislature whose purpose and mission is to manage, protect, and enhances the quantity and quality of water and provides specified flood control services for present and future generations of Monterey County.

**Monterey Peninsula Water Management District (MPWMD):** An agency created by the California Legislature in 1977. Legislative function is to: 1) augment the water supply through integrated management of ground and surface water resources, 2) promote water conservation, 3) promote water reuse and reclamation of storm and wastewater, and 4) foster the scenic values, environmental quality, native vegetation, fish and wildlife, and recreation on the Monterey Peninsula and in the Carmel River basin.

**Multi-Agency Weed Management Task Force:** An action group consisting of the Monterey County Agricultural Commissioner, Monterey County UC Cooperative Extension, California Dept. of Food & Agriculture, California Dept of Forestry and Fire Protection, Monterey County Cattlemen’s Association, Monterey Chapter California Native Plant Society, California Dept of Transportation, Monterey County Farm Bureau, Monterey County Public Works Dept, Monterey County Parks Dept, Resource Conservation Districts of Monterey County, USDA Natural Resources Conservation Service, US Forest Service, California Dept of Fish & Game, and US Bureau of Land Management assembled to address the issue of noxious weeds in Monterey County.

**Multi-Modal:** Multi-modal, as used herein, refers to a facility providing for more than one type of transportation.

**Mutual Water Company:** A domestic water system, which is a public entity formed under the State Corporations Code as a nonprofit mutual benefit corporation. Each property owner is a shareholder in the system.

## N

**Natural Plan Communities:** Deleted

***Comment:*** *The Board of Supervisors made clear that the GPU should keep “hands off” policies mandating county enforcement of state and federal regulations.*

**Natural Resource Conservation Service (NRCS):** The federal agency within the United States Department of Agriculture that provides leadership in a partnership effort to assist people to conserve, improve, and sustain natural resources and environment.

**Negative Declaration:** Negative Declaration means a written statement by a lead agency briefly describing the reasons that a proposed project, not exempt from California Environmental Quality Act (CEQA), will not have a significant effect on the environment and, therefore, does not require the preparation of an Environmental Impact Report (EIR). The contents of a negative declaration are described in Section 15371 of CEQA Guidelines.

**No Net Loss:** Means that the loss of any “Critical Habitat” is mitigated to a level of non-significance.

**Noise:** Any sound that 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 Contours:** Lines drawn about a noise source indicating equal levels of noise exposure. CNEL and Ldn are the metrics utilized herein to describe annoyance due to noise and to establish land use planning criteria for noise. (See “Community Noise Equivalent Level” and “Ldn”)

**Noise Generator:** Development that produces, or has the potential to produce, noise.

**Noise Receptor:** Development that experiences noise from an identified Noise Generator.

**Nonconforming Use:** The occupation and use of a property that does not conform to the current regulations applicable to the property. A legal nonconforming use is the use of a structure or land which existed lawfully at the time of the adoption of the regulations with which it is non-conforming.

**Non-Native Species:** Species of plants or animals that do not naturally occur in a particular area and often interfere with natural biological systems. Also known as alien, introduced, or exotic species.

**Noxious Weed Rating:** The California Department of Food and Agriculture (CDFA) furnishes a rating of A, B, C, D, or Q. These ratings reflect CDFA's view of the statewide importance of the pest, the likelihood that eradication or control efforts would be successful, and the present distribution of the pest within the state.

**Noxious Weed Species:** A weed considered to be noxious within the meaning of Section 5004 of the California Food and Agricultural Code which the Agricultural Commissioner finds and determines to be detrimental or destructive and difficult to control or eradicate.

**NRCS:** See “Natural Resource Conservation Service.”

**Nuisance:** Anything that is injurious to health including, but not limited to, the illegal sale of controlled substances, or is indecent or offensive to the senses, or an obstruction to the free use of property, so as to interfere with the comfortable enjoyment of life or property, or unlawfully obstructs the free passage or use, in the customary manner, of any navigable lake, or river, bay, stream, canal, or basin, or any public park, square, street, or highway.

## O

**Open Space:** Open Space means any open land that is predominantly lacking in structural development. Open Space includes natural areas, wetlands and open water, wildlife habitats, areas of managed production of resources such as farmlands and grazing areas, open areas requiring special management or regulation to protect public health and safety, and outdoor recreational areas. Open Space does not imply public access or public ownership.

**Overcrowding:** A condition that exists when housing units provide insufficient living space to meet the needs of a household. A housing unit is determined to be overcrowded when there are 1.01 or more persons per room.

**Overdraft:** That quantity of water pumped in excess of the safe yield; the act of overdrawing a water supply or aquifer in amounts greater than replenishment trending over a statutory period of time. (See "Safe Yield")

**Overlay Designation:** A special purpose designation that is superimposed over the Land Use Designation on the Land Use Plan map or in the text of the Plan. Overlay Designations apply special policies due to the unique conditions of the geographic areas upon which they apply.

## P

**Paratransit:** Accessory transportation systems, such as jitneys, carpooling, vanpooling, taxi service, and dial-a-ride arrangements.

**Parcel:** See "Lot."

**Parking, Shared:** A public or private parking area used jointly by two or more land uses.

**Performance Standards:** Zoning regulations that permit uses based on a particular set of standards of operation, rather than on a 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.

**Planning Area:** A geographic sub-region of Monterey County established by the 1982 General Plan and subsequent Area Plans and Local Coastal Program Land Use Plans. The four Coastal Planning Areas are: North County Coastal (including Moss Landing), Carmel Coastal, Del Monte Forest, and Big Sur. The eight Inland Planning Areas are: North County Inland, Greater Monterey Peninsula, Carmel Valley, Cachagua, Toro, Greater Salinas, Central Salinas Valley, and South County.

**Planning Commission:** The Monterey County Planning Commission consists of 11 citizens, appointed by the Board of Supervisors in accordance with Policy AD 1.2 b, to assist in evaluating land use planning issues. The Planning Commission reviews and makes recommendations on General Plan and zoning amendments and other legislative matters pertaining to land use, functions as the decision making body on certain discretionary planning permits, and is the appeal body for Administrative decisions.

**Policy:** A definite course or method of action selected from among alternatives and in light of given conditions to guide and determine present and future decisions.

**Pollution, Non-Point:** Sources of pollution that are less definable and usually cover broad areas of land, such as agricultural land with fertilizers that 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.

**Preservation:** Use of natural or man-made resources in a manner that avoids significant injury, harm or destruction.

**Prime Farmland:** Under the FMMP, Prime Farmland is land with the best combination of physical and chemical characteristics for the production of crops. It has the soil quality, growing season, and moisture supply needed to produce sustained high yields of crops when treated and managed, including water management, according to current farming methods.

**Professional Office:** Professional office means an establishment for professional, executive and administrative offices, including those of accountants, lawyers, doctors, dentists, architects, engineers, drafting offices, insurance agents, real estate agents, and other occupations which are of similar character to those enumerated, but not including barbers, beauty parlors, cosmetologists, or other service establishments and structure trade contractors.

**Protected Tree:** native sycamore, native oaks, redwoods, Monterey cypress, gowan cypress, Monterey pine and madrones.

**Proven Long-Term Water Supply:** The amount of water that can be extracted continuously from the basin or hydrologic sub-area without degrading water quality, or damaging the economical extraction of water, or producing unmitigatable adverse environmental impacts. (See "Safe Yield")

**Public Agency:** Any federal, state, regional or local governmental entity, department, bureau, division, board, commission, district, or other public entity.

**Public Facilities:** Institutional, academic, governmental and community service uses, either owned publicly or operated by non-profit organizations, including private hospitals and cemeteries.

**Public Lands:** Public Lands, one of the six Major Land Groups in this General Plan, are those unincorporated lands that are owned by a federal, state or local public agency.

**Public Utility:** Public Utility means a company regulated by the California Public Utilities Commission.

**Public Utilities:** Facilities for the production, storage, transmission, distribution, and recovery of water, sewage, energy, communications and other similar utilities for public use.

**Public Viewshed:** The composite area visible through normal unaided human vision, from Designated Common Public Viewing Areas.

**Public Water System:** See "Domestic Water System."

**Purchase of Development Rights (PDRs):** Voluntary, legal agreements that allow owners of land meeting certain criteria to sell the right to develop their property to a public agency or to a nonprofit organization.

## **Q - None**

## **R**

**Rapid Bus Service:** A bus operating program with several attributes to improve service operating speeds including bus signal priority, level boarding and alighting with low floor buses, headway, fewer stops, far-side intersection location of stations and active management of service operation.

**Real-Cost Pricing:** In the context of transportation planning, it means that motorists pay directly for using a particular roadway or driving in a particular area.

**Recycled/Reclaimed Water:** The wastewater re-used for beneficial use, in accordance with applicable regulations. .

**Redevelopment Project Area:** The area that is designated in an adopted redevelopment plan for redevelopment and revitalization.

**Regional Housing Needs Plan/Share:** Quantification by a regional agency, such as AMBAG or the State Dept. of Housing and Community Development (HCD), of existing and projected housing need, by household income group, for all localities within a region.

**Remodeling of Existing Structure:** Improvements to a structure which do not change the use of the structure.

**Replacement of Structures:** The action or process of restoring or rebuilding a structure that has been destroyed or demolished in the same location as the original structure.

**Response Time:** The elapsed time, in minutes, from when the first emergency response team is dispatched to when the first team arrives at the emergency scene.

**Rezoning:** The process and action of reclassifying a parcel, parcels or geographic area from one zoning district to another. (See “Zoning Districts”)

**Ridgeline Development:** Development on a crest of a hill that has the potential to create a silhouette against the sky or other substantially adverse impact when viewed from a common public viewing area.

**Right-of-Way:** A strip of land occupied or intended to be occupied by certain transportation and public use facilities, such as public and private roads, railroads, and utility lines.

**Right-to-Farm Notice:** A disclosure or notice in deeds and disclosure statements when residential property is transferred or sold, which informs property owners of the County’s Right-to-Farm Ordinance. [See “Right-to-Farm Ordinance”]

**Right-to-Farm Ordinance:** A state law or local ordinance that protects farmers and farm operations from public and private Nuisance lawsuits.

**Riparian:** Adjacent to a natural water course.

**Routine and Ongoing Agricultural Activities:** For purposes of this General Plan, Routine and Ongoing Agricultural Activities, are farming and ranching activities specifically defined in the Agricultural Element, Policy AG I.1.

**Runway Protection Zones:** An area (formerly called a clear zone) off the end of a runway used to enhance the protection of people and property on the ground.

**Rural Areas:** Rural Areas, as used in this General Plan, include the following Major Land Groups: Rural Centers, Rural Lands, Agriculture Lands and Public Lands.

**Rural Center:** An unincorporated community that has a mix of land uses, but consists primarily of residential uses. These areas typically have a rural character, both in terms of development density and community design. Land Use designations are predominantly Low Density Residential, Rural Community Center, Commercial, Light Industrial, and Public/Quasi Public.

**Rural Lands:** Those lands characterized by agricultural and grazing activities, low-density or clustered residential development, groupings of visitor-serving uses or commercial businesses, and agricultural processing and support facilities. These lands have rural levels of infrastructure and services.

## **S**

**Safe Yield:** See Proven Long-Term Water Supply.

**Scenic Easement:** See "Easement, Scenic."

**Scenic Highway, Designated:** A state or county roadway that has been officially designated by Cal-Trans or the Board of Supervisors as a scenic highway.

**Seawater Intrusion:** The intrusion of seawater into a freshwater aquifer naturally occurring or caused by the overdrafting of the freshwater aquifer.

**Secondary Dwelling:** A unit in addition to Principal Residences that is either attached to the existing dwelling and located within the living area of the existing dwelling or detached from the existing dwelling and located on the same lot as the existing dwelling. Guesthouses are not considered secondary dwellings.

**Seismic Hazard Zones:** [See Geologic Hazard Zones]

**Senior Citizen Unit:** Senior Citizen Unit means an independent, self-contained living unit attached or detached from other residences, for senior citizens (sixty years of age or older) and handicapped persons in addition to a principal residence on-site. The senior citizen unit may be rented.

**Septic System:** An on-site wastewater treatment system that includes a settling tank and gravity dispersal leach field.

**Serpentinite:** Serpentinite means a rock consisting almost entirely of serpentine, although small amounts of other minerals such as magnetite, chromite, talc, brucite, and tremolite-actinolite may also be present. "Serpentinite" is a metamorphic derivative of the ultramafic rocks, peridotite, pyroxenite, or dunite.

**Service Connection:** A connection to any habitable structure, except a guesthouse, or parcel that uses potable water from a water system for human consumption and not agricultural purposes.

**Sewage:** Any and all waste substance, liquid or solid, associated with human habitation, or which contains or may be contaminated with human or animal excreta or excrement, offal, or any feculent matter.

**Shoreline Access:** Includes Lateral Access, Vertical Access and Visual Access.

**Significant effect on the environment:** means a substantial, or potentially substantial, adverse change in the environment.

**Site:** See “Building Site.”

**Slope:** Slope means the natural or artificial incline of ground, with the degree of incline numerically expressed as “percent slope,” calculated as the vertical rise divided by the horizontal run.

**Solid Waste:** Any unwanted or discarded material that is not a liquid or gas. Includes organic wastes, paper products, metals, glass, plastics, cloth, brick, rock, soil, leather, rubber, yard wastes, and wood, but does not include sewage and hazardous materials.

**Solid Waste Landfill:** The controlled placement of refuse within a limited area, followed by compaction and covering with a suitable thickness of earth and other containment material. (See “Landfill, Active” and “Landfill, Closed”)

**Special Treatment Area (STA):** An individual parcel or a group of parcels where unique conditions warrant a special set of policies. (See “Overlay Designation”)

**Special District:** Any public agency other than a local government formed pursuant to general law or special act for the local performance of governmental or proprietary functions within limited boundaries.

**Specific Plan:** A tool authorized by Government Code §65450, et seq., for implementation of a general plan. A Specific Plan must specify in detail: a) distribution, location, extent and intensity of the uses of land including open space; b) provision for essential facilities needed to support the land uses described in the plan; c) standards and criteria by which development will proceed and for the conservation, development and utilization of natural resources; d) implementation and financing measures; and e) statement of relationship of Specific Plan to the General Plan.

**Sphere of Influence:** The probable physical boundaries and service area of a local agency, as determined by the Local Agency Formation Commission of the county.

**State Highway Operation and Protection Program (SHOPP):** A program created by the state legislature, which includes projects needed to maintain the integrity of the state highway system, primarily associated with safety and rehabilitation.

**State Responsibility Areas:** Areas of the state in which the financial responsibility for preventing and suppressing fires has been determined by the State Board of Forestry (pursuant to Public Resources Code §4125) to be primarily the responsibility of the State.

**State Scenic Highway:** A segment of a state highway or other roadway that has been officially designated by the Director of California Department of Transportation (Caltrans) as part of the State Scenic Highway System.

**Street, Private:** An avenue, place, way, drive, lane, boulevard, road or highway, not owned or maintained by a state, county, city or other public agency.

**Street, Public:** An avenue, place, way, drive, lane, boulevard, road or highway, but not an alley, owned by or maintained by a state, county, city or other public agency.

**Structure:** Structure means anything constructed or erected, except fences under six feet in height, the use of which requires location on the ground or attachment to something having location on the ground, but not including any trailer or tent.

**Structure, Legal Nonconforming:** A structure, or portion thereof, which does not conform to the height, setback or coverage regulations of the zoning district in which it is situated.

**Subdivision:** Subdivision means:

- 1) The division, by any subdivider, of any unit or units of improved or unimproved land, or any portion thereof, shown on the latest equalized county assessment roll as a unit or as contiguous units, for the purpose of sale, lease or financing, whether immediate or future. Property shall be considered as contiguous units, even if it is separated by roads, streets, utility easement or railroad rights-of-way. "Subdivision" includes a condominium project, as defined in subdivision (f) of Section 1351 of the Civil Code, a community apartment project, as defined in subdivision (d) of Section 1351 of the Civil Code, or the conversion of five or more existing dwelling units to a stock cooperative, as defined in subdivision (m) of Section 1351 of the Civil Code. The definition of "Subdivision" excludes those activities listed in section 66412, 66412.1, 66412.2 and 66412.5 of the Government Code.
- 2) Any conveyance of land to a government agency, public entity or public utility or subsidiary of a public utility for conveyance to such public utility for rights-of-way shall not be considered a division of land for purposes of computing the number of parcels.
- 3) Subdivision does not include a division of property into parcels when said parcels were shown on the 1964-65 county tax roll under separate ownership, or a division of property into four or less parcels shown on a record of survey recorded prior to March 2, 1964, or record of survey of four or less parcels, each of which is over two and one-half acres, recorded prior to March 2, 1972, or parcels of two and one-half acres or over when said parcels were shown under separate ownership prior to March 7, 1972, when shown on deed or deeds recorded on or before March 7, 1972, when said parcels comply with applicable zoning ordinances in effect at the time of division, or when said parcels are lots on a recorded subdivision map approved by the Monterey County Board of Supervisors.

**Subdivision Map Act:** Section 66410, et seq. of the California Government Code, this Act vests in local legislative bodies the regulation and control of the design and improvement of subdivisions, including the requirement for tentative, final and parcel maps. (See "Subdivision")

**Subsidence:** Sinking down of part of the earth's crust due to underground excavation, such as removal of groundwater.

**Substandard Housing:** Dwelling units that, because of their physical condition, do not provide safe and sanitary housing.

**Substantial Improvement:** A substantial improvement means any repair, reconstruction, or improvement of a structure, the cost of which equals or exceeds market value of the structure.

**Support:** For the goals and policies in this General Plan, this word means an endorsement reinforced with a high level of administrative, financial or other County backing.

**Surface Mining and Reclamation Act (SMARA):** California Public Resources Code, Section 2710 et seq or any amendments thereto.

**Surface Water:** Water that naturally flows or settles on top of natural landforms and vegetation.

## T

**Technical, Managerial and Financial Capacity (TMF):** As stated in California Health and Safety Code 116540 or as amended, means that the water supplier possesses adequate financial, managerial, and technical capability to assure the delivery of pure, wholesome, and potable drinking water.

**Threatened and Endangered Species:** Species of plants and animals that are listed as threatened or endangered species pursuant to state or federal law after having been nominated and considered through a statutorily established process. Threatened and endangered species receive special protection under state and federal laws. Also referred to as listed, endangered, or protected species.

**Threshold of Significance:** An identifiable quantitative, qualitative or performance level of a particular environmental effect, non-compliance with which means the effect will normally be determined to be significant by the agency and compliance with which means the effect normally will be determined to be less than significant. CEQA Guidelines 15064.7

**Traffic Calming:** The use of street design techniques, such as raised crosswalks, traffic circles and speed tables, to slow and control the flow of automobile traffic.

**Traffic Model:** A mathematical representation of traffic movement within an area or region based on observed relationships between the kind and intensity of development in specific areas.

**Trail:** In urban areas, a designated land corridor that provides recreational, aesthetic, alternate transportation or educational opportunities to both motorized and non-motorized users, for all ages and abilities. In rural areas, trails are for non-motorized pedestrian or equestrian use. In scenic rural areas, trails are unpaved, rustic, minimally visible, and blend into the area they pass through.

**Transfer of Development Rights (TDR):** A voluntary program that allows development rights to be sold and transferred from one area (sending area) to another area (receiving area).

**Transient Occupancy Tax (TOT):** Tax imposed for the privilege of occupancy in any structure designed, intended or used for temporary dwelling, lodging or sleeping purposes by non-family members. See Monterey County Code 5-40.

**Transit, Public:** A system of regularly scheduled buses and/or trains available to the public on a fee-per-ride basis. Also called “mass transit.”

**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, paratransit, or owners of private vehicles for transportation. Transit-Dependent citizens include the young, the handicapped, the elderly, the poor, and those with prior violations of motor vehicle laws.

**Transit Oriented Development (TOD):** Moderate-to higher-density development, located within easy walk of a major transit stop, generally with a mix of residential, employment, and shopping opportunities designed for pedestrians without excluding the auto. TOD can be new construction or redevelopment of one or more buildings whose design and orientation facilitate transit use. (State-wide Transit-Oriented Development Study, California Department of Transportation, 2002)

**Transportation Agency for Monterey County (TAMC):** An agency, which consists of local officials from incorporated cities, county and six public agencies, that serves as Monterey County's state-designated Regional Transportation Planning Agency (RTPA), Congestion Management Agency (CMA), Local Transportation Commission (LTC), and Service Authority for Freeways and Expressways (SAFE).

**Transportation Demand Management (TDM):** Transportation demand management is a broad range of strategies primarily intended to reduce and reshape demand on the transportation system.

**Transportation Systems Management (TSM):** Transportation System Management focuses on more efficiently utilizing existing highway and transit systems rather than expanding them. TSM strategies are typically low in cost and impact and can be implemented relatively quickly. Examples of TSM improvements could include continuous 2 –way left turn lanes, high occupancy lanes, signal synchronization and exclusive turn lanes.

**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 and traffic models. Each trip has one “production end” (or origin—often from home, but not always) and one “attraction end” (destination).

**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 areas with sensitive land uses. Sensitive uses include, but are not limited to, residences, day care centers, and health and educational facilities.

**Tsunami:** A wave or series of waves generated at sea or near shore by an earthquake, volcano, or landslide.

## U

**Ultramafic Rock:** Ultramafic rock means an igneous rock composed of 90 percent or greater of one or a combination of the following iron/magnesium-rich, dark-colored silicate minerals: olivine, pyroxene, or more rarely amphibole. For the purposes of this section, "ultramafic rock" includes the following rock types: dunite, pyroxenite, and peridotite, and their metamorphic derivatives.

**Unique Farmland:** Under the FMMP, Unique Farmland is lesser quality soil that does not meet the criteria for Prime Farmland or Farmland of Statewide Importance, that has been used for the production of specific higher economic value crops at some time during the two update cycles prior to the mapping date. It has the special combination of soil quality, location, growing season, and moisture supply needed to produce sustained high quality and/or high yields of a specific crop when treated and managed according to current farming methods.

**Urban Areas:** Urban Areas, as used in this General Plan, include the following Major Land Groups: Community Areas, and Cities.

**Urban Reserve:** Areas around cities that the County believes should be annexed and city services provided.

**Urban Service Area:** Developed, undeveloped, or agricultural land, either incorporated or unincorporated, within the sphere of influence of a city or a district, which is served by urban facilities, utilities, and services or which are proposed to be served by urban facilities, utilities, and services during the first five years of an adopted capital improvement program of the city.

**Use, Legal Nonconforming:** The use of a structure or land that does not conform to the regulations, including density, of the zoning district in which it is situated, although the use lawfully existed at the time of the adoption of the ordinance creating the zoning district.

**Use Permit:** A discretionary planning permit for development that is not a primary permitted use in the applicable zoning district. Use Permits are regulated by the provisions of Chapter 21.74 of the Monterey County Zoning Ordinance (Title 21).

## V

**Vertical Access:** Pedestrian access from the nearest public road to the ocean via a reasonably direct route, located, obtained, maintained, and managed consistent with pertinent provisions of the California Coastal Act and this Plan. See also “Lateral Access” and “Visual Access.”

**Viable:** A measure of the actual or potential capability of land to produce food or fiber in an economically sustainable manner. Factors for consideration include, but are not limited to, the soils’ inherent crop producing potential (or range site potential), climatic conditions, water accessibility, availability of developable water, parcel size when not contiguous to other agricultural lands, and techniques that are feasible on the property, governmental regulations and intervention, market access, infrastructure (roads, waste disposal, water, communications, housing, education), public services and support facilities. Land does not cease to be agriculturally viable upon becoming feasible for development or through non-management.

**Visitor Farm:** A visitor farm includes the following educational and recreational uses:

- a. Displays and other educational activities, including outside exhibits, that depict historical and/or contemporary farming and agricultural machinery, techniques, processes, and farm labor;
- b. Recreational uses such as tractor rides, hay wagon rides, and nature tours;
- c. Pick-Your-Own Produce operation for visitors;
- d. Tours of the working farm and its operation;
- e. Overnight farm stays on-site; and
- f. Produce stand for the sale of agricultural products emphasizing products grown within the tri-county area of Monterey, San Benito and Santa Cruz Counties.

**Visitor-Serving Facility:** Public and private development that provides accommodations, food and/or services primarily for visitors or tourists.

**Visual Access:** Access that consists of scenic viewing of the shoreline and/or ocean from a public roadway, especially in locations where physical access to the ocean is not appropriate due to hazards, resources protection, land use conflicts, or other considerations consistent with pertinent provisions of the California Coastal Act and this Plan. See also “Vertical Access” and “Lateral Access.”

**Volume to Capacity (v/c) Ratio:** A ratio of demand flow rate (volume) to capacity for a traffic facility.

## W

**Wastewater:** Includes sewage and any and all other commercial liquid waste substances associated with human habitation.

**Water Credits:** An entitlement to use a specific quantity of water on a specific site.

**Water Management Agencies:** There are three water management agencies in Monterey County, the Pajaro Valley Water Management Agency, Monterey County Water Resources Agency, and Monterey Peninsula Water Management District. All were created by legislative acts and operate with powers and authorities outlined in the State Water Code.

**Water Purveyor:** Any person or entity that owns or operates a water system (See “Domestic Water System”) "Water Supplier" or "Public Water System Operator" may be used interchangeably.

**Water Quality:** A term used to describe the chemical, physical, and biological characteristics of water, usually in respect to its suitability for a particular purpose.

**Water Rights;** A legal entitlement which authorizes the diversion of water from a particular source for beneficial use. All water rights are limited to amounts reasonably necessary for the intended use and do not extend to wasteful or unreasonable use or means of diversion. California water rights are governed by the State Water Resources Control Board and/or the Courts.

**Water Service:** The sale, lease, rental, furnishing, or delivery of water for beneficial use, and includes, but is not limited to, contracting for that sale, lease, rental, furnishing, or delivery of water.

**Water Supply:** The water available for agricultural, domestic, municipal, industrial and environmental uses.

**Water Transfer:** The movement of water from one parcel of land to another, which may include a sale from willing seller to willing buyer.

**Water Wait List:** The document used by the Monterey County Water Resources Agency to monitor the allocation of water from, and/or connections to, the California-American Water Company by applicants in the unincorporated Monterey County within the boundaries of the Monterey Peninsula Water Management District. This list tracks the remaining water allocated to the county by the Monterey Peninsula Water Management District. The applicant is added to the Water Wait List upon submittal of an application with proposed water demand. The proposed water demand is deducted from the County's allocation when the building permit is issued. The list is maintained in the order the projects are approved by the County.

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

**Well:** Any artificial excavation constructed by any method for the purpose of extracting water from, or injecting water into, the underground.

**Wetlands:** Plant communities that include naturally occurring fresh and saltwater marshes, generally found in areas of shallow, standing or sluggishly moving water.

**Williamson Act:** Known formally as the California Land Conservation Act of 1965, the program entails a contract between the County and a landowner whereby the land used for the production of food or fiber is taxed on the basis of its agricultural use rather than its market value as an incentive to retain the land in agricultural use. The land becomes subject to certain enforceable restrictions, and conditions that need to be met prior to approval of an agreement.

**Winery:** Winery means an agricultural processing plant used for the commercial purpose of processing grapes, other fruit products or vegetables, to produce wine or similar spirits. Processing includes crushing, fermenting, blending, aging, storage, bottling, warehousing, wine tasting facility, administrative office functions including wholesale and retail sales of associated wine and wine related items, and events for up to 150 people. Winery Adjunct Uses may also be considered as accessory to a winery when specifically requested and addressed as part of the discretionary permit application for the winery or as a subsequent permit application process.

**Winery, Artisan:** A winery that produces between 2,000 and 50,000 cases per year, with a Winery Tasting Facility up to 2,500 square feet in size.

**Winery, Full-Scale:** A Winery that produces more than 50,000 cases per year

**Winery Adjunct Uses:** Uses not considered an inherent part of a Winery, but frequently associated with wineries and the agricultural tourism industry. Winery Adjunct Uses include, but are not limited to, restaurants,

delicatessens, events over 150 people, and concerts. Such uses may be considered as accessory to a Winery or Winery Tasting Facility when specifically requested and addressed as part of the discretionary permit application for the Winery or as a subsequent permit application process.

**Winery Corridors:** Corridors designated in this General Plan to help achieve a balance between the wine grape production and wine processing capacity within Monterey County, to enhance the marketing capabilities of the industry and to promote local Monterey County wines. A number of wineries and related visitor-serving uses are planned along three designated Winery Corridors: 1) Central Avenue/Arroyo Seco Road /River Road, 2) Metz Road, and 3) Jolon Road.

**Winery Tasting Facility:** A bonded Winery Tasting Facility, also known as an "on or off winery premise," as provided by Federal Law under the jurisdiction of the Bureau of Alcohol, Tobacco and Firearms. A Winery Tasting Facility shall accommodate wine tasting, an administrative office, retail sales of associated wine and wine related items, events up to 150 people, warehousing and storage. Winery Adjunct Uses may be considered as accessory to a Winery Tasting Facility when specifically requested and addressed as part of the discretionary permit application for the Winery Tasting Facility or as a subsequent permit application process.

**Workforce 1 Housing:** Workforce 1 Housing means a household with an annual income which does not exceed 140% of HUD's annual determination of the median income, adjusted for household size.

**Workforce 2 Housing:** Workforce 2 Housing means a household with an annual income which does not exceed 180% of HUD's annual determination of the median income, adjusted for household size.

**X – None**

**Y – None**

**Z**

**Zoning Districts:** A designated section of the county for which prescribed land use requirements and building and development standards are uniform.