



## EL DORADO COUNTY GENERAL PLAN GLOSSARY

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**Access** A way or means of approach to provide physical entrance and exit to a property (see ingress and egress).

**Acres, Gross** Acreage calculation that includes the entire site or project area and used to calculate gross density.

**Acres, Net** Acreage calculation that includes a portion of a site or project area that can be built upon and excludes that portion of the site or project area that cannot be utilized for building such as roads rights-of-way and bodies of water (e.g., lakes, ponds, and rivers) and used to calculate net density.

**Adjacent** Physically touching or bordering upon; sharing a common property line.

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

**Affordability Requirements** Provisions established by a public agency to require that a specific percentage of housing units in a project or development remain affordable to very low and low income households for a specified period of time.

**Affordable Housing** Housing capable of being purchased or rented by a household with very low, low or moderate income, based on a household's ability to make monthly payments necessary to obtain housing. Housing is considered affordable when a household pays less than 30 percent of its gross monthly income (GMI) for housing including utilities.

**Affordable Housing Development** A housing development "affordable to low and moderate income households" means that at least 20 percent of the units in the development will be sold or rented to lower income households, and the remaining units to either lower or moderate income households. Housing units for lower income households must sell or rent for a monthly cost not greater than 30 percent of 60 percent of the area median income as established by the State of California Department of Housing and Community Development. Housing units for moderate income households must sell or rent for a monthly cost of not greater than 30 percent of the area median income.

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

**Agricultural District** An overlay land use designation applied to large size parcels, generally at least 20 acres in size, located in an area where the land is predominantly characterized by having "choice" agricultural soils. The overlay designation identifies land on which agricultural should be the primary use.

**Agricultural Employee** For purposes of qualifying for Employee Housing within an area zoned for agricultural uses, an agricultural employee is someone who meets both of the following criteria: (i) he or she is engaged as a laborer in agriculture, defined as farming in all its branches, and, among other things, the cultivation and tillage of the soil, dairying, the production, cultivation, growing, and harvesting of any agricultural or horticultural commodities, the raising of livestock, bees, furbearing animals, or poultry, and any practices (including any forestry or lumbering operations) performed by a farmer or on a farm as an incident to or in conjunction with such farming operations, including preparation for market and delivery to storage or to

market or to carriers for transportation to market; and (ii) he or she is excluded from the coverage of the National Labor Relations Act, as amended, as an agricultural employee, pursuant to Section 2(3) of the Labor Management Relations Act, 29 U.S.C. Sec. 158(e), and Section 3(f) of the Fair Labor Standards Act (Section 203[f]), Title 29, United States Code). Someone employed in forestry, lumbering, or silviculture is not an agricultural employee unless the forestry or lumbering operations in which such a person is employed are performed by a farmer or on a farm as an incident to or in conjunction with a farming operation.

**Agricultural Lands** Refers to eight classifications of land mapped by the U.S. Department of Agriculture Soil Conservation Service. The five agricultural classifications defined below, except Grazing Land, do not include publicly owned lands for which there is an adopted policy preventing agricultural use.

**Prime Farmland** Land which has 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. Prime Farmland must have been used for the production of irrigated crops within the last three years.

**Farmland of Statewide Importance** 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 within the last three years.

**Unique Farmland** Land which does not meet the criteria for Prime Farmland or Farmland of Statewide Importance, that is currently used for the production of specific high economic value crops. It has the special combination of soil quality, location, growing season, and moisture supply needed to produce sustained high quality or high yields of a specific crop when treated and managed according to current farming methods. Examples of such crops may include oranges, olives, avocados, rice, grapes, and cut flowers.

**Farmland of Local Importance** Land other than Prime Farmland, Farmland of Statewide Importance or Unique farmland that is either currently producing crops, or that has the capability of production. This land may be important to the local economy due to its productivity.

**Grazing Lands**

Lands which have historically been used for commercial grazing of livestock which are currently capable of sustaining commercial grazing of livestock and generally comprise parcels of 40 to 160 acres in size or larger and which the Board of Supervisors has concluded should continue to be used for grazing.

**Agricultural Preserve** Land designated for agriculture or conservation. (See also “Williamson Act”)

**Agricultural Soils** The lands within El Dorado County which contain soils designated as prime, of Statewide importance, unique, or of local importance, hereinafter referred to as “choice” agricultural soils or lands.

**Agricultural Support Services** The processing and packing services, maintenance and repair of farm machinery and equipment, veterinary clinics, custom farming services, agricultural waste handling and disposal services, and other similar related services.

**Agriculture** The use of land for agricultural purposes, including farming, dairying, pasturage agriculture, horticulture, floriculture, viticulture, and animal and poultry husbandry; and the necessary accessory uses for packing, treating, or storing the produce; provided, however, that the operation of any such accessory uses shall be secondary to that of normal agriculture activities.

**Air Pollution** Concentration of substances found in the atmosphere that exceed naturally occurring quantities and are undesirable or harmful in some way.

**Annexation** Incorporation of a land area into an existing district or municipality, with a resulting change in the boundaries of the annexing jurisdiction.

**Apartment** (1) One or more rooms of a building used as a place to live, in a building containing at least one other Unit used for the same purpose; (2) A separate suite, not owner occupied, that includes kitchen facilities and is designed for and rented as the home, residence, or sleeping place of one or more persons living as a single housekeeping unit.

**Approving Authority** The agency, board, group, or other legally designated individual or authority which has been charged with review and approval of project plans and permit development applications.

**Aquatic Habitat** An environment in which a biological community lives in or on the water and requires a source of water for its reproduction. Examples are lakes, streams and wetlands.

**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. (See also “Groundwater”)

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

**Area Median Income** As used in State of California housing law with respect to income eligibility limits established by the U.S. Department of Housing and Urban Development (HUD). In non-metropolitan areas, the “area median income” is the higher of the County median family income or the Statewide non-metropolitan median family income.

**Arterial** Medium-speed (30-40 mph), medium-capacity (10,000-35,000 average daily trips) roadway that provides intra-community travel and access to the County-wide highway system. Access to community arterials should be provided at collector roads and local streets, but direct access from parcels to existing arterials is common.

**Avalanche** A large mass of snow, ice, earth, rock, or other material in swift motion down a mountainside or over a precipice.

**Backwater** Water turned back in its course by an obstruction or an opposing current.

**Base 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** A house, or portion thereof, where short-term lodging rooms and meals are provided. The operator of the inn shall live on the premises.

**Benefit Assessment District** An area within a public agency’s boundaries that receives a special benefit from the construction, operation, and maintenance of one or more public facilities. A Benefit Assessment District has no legal life of its own and cannot act by itself. It is strictly a financing mechanism for providing public infrastructure as allowed under the Streets and Highways Code. 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 by contributing their fair share of the construction and/or installation costs. (See also “Bond”)

**Bicycle Lane (Class II facility)** A corridor expressly reserved for bicycles, existing on a street or roadway in addition to any lanes for use by motorized vehicles.

**Bicycle Path (Class I facility)** A paved route not on a street or roadway and expressly reserved for bicycles traversing an otherwise unpaved area. Bicycle paths may parallel roads but typically are separated from them by landscaping.

**Bicycle Route (Class III facility)** A facility shared with motorists and identified only by signs, a bicycle route has no pavement markings or lane stripes.

**Bikeways** A term that encompasses bicycle lanes, bike paths, and bicycle routes.

**Biota** Encompassing all of the species of plants and animals occurring within a certain area.

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

**Bond** An interest-bearing promise to pay a stipulated sum of money, with the principal amount due on a specific date. Funds raised through the sale of bonds can be used for various public purposes.

**Buffer Zone** An area of land separating two distinct land uses that acts to reduce or mitigate the effects or nuisances of one land use on the other.

**Building Coverage** The horizontal area measured within the outside of the exterior walls of the ground floor of all principal and accessory buildings on a lot.

**Building Height** The vertical distance from the average contact ground level of a building to the highest point of the coping of a flat roof or to the deck line of a mansard roof or to the ridge for a gable, hip, or gambrel roof.

**Buildout** Development of land to its full potential or theoretical capacity as permitted under General Plan land use designation or zoning district. (See also “Carrying Capacity (3)”)

**Business Park** A large tract of land that has been planned, developed, and operated as an integrated facility for a number of separate office buildings and supporting ancillary uses with special attention given to circulation, parking, utility needs, aesthetics, and compatibility. (See also “Industrial Park”)

**California Environmental Quality Act (CEQA)** A State of California law requiring State and local agencies to regulate activities with consideration for environmental protection, including such things as impacts to public infrastructure, traffic and schools as well as to the natural environment. If a proposed activity has the potential for a significant adverse impact, an Environmental Impact Report (EIR) must be prepared and certified as to its adequacy before taking action on the proposed project.

**California Fire Safe Regulations** Beginning at §1270 of the Government Code, this law contains the basic wildland fire protection standards of the California Board of Forestry and pertain to the State Responsibility Area.

**Caltrans** California Department of Transportation.

**Campground** Land or premises which are used or intended to be used by one or more campers for temporary occupancies where individual sewer hookups are not available to individual campsites.

**Capital Improvements Program** A program, administered by a government entity, which schedules permanent improvements, usually for a minimum of five years into the future, to fit the projected fiscal capability of the local jurisdiction. The program generally is reviewed annually for conformance to and consistency with the General Plan.

**Car pool** A single vehicle, share-the-expense method of transportation for two or more individuals who regularly travel together to a common destination.

**Carrying Capacity** Used in determining the potential and ability of an area to absorb development: (1) The level of land use, human activity or development for a specific area that can be accommodated permanently without an irreversible change in the quality of air, water, land, or plant and animal habitats; (2) The upper

limits of development beyond which the quality of human life, health, welfare, safety or community character within an area will be impaired; (3) The maximum level of development allowable under current zoning. (See "Buildout")

**Character** Physical features, attributes, or characteristics of a structure or area that distinguish it from its surroundings and contribute to its individuality.

**Choice Soils** (See "Agricultural Soils")

**Choice Timber Production Soils** The lands within El Dorado County which contain soils which can sustain commercial timber production as determined by the Agricultural Commission and the USDA-Soil Conservation Service as defined in the "California Forestry Handbook" and the "Soil Survey of El Dorado Area, California" hereinafter referred to as "choice" timber production soils. Site 3 or better for Ponderosa pine, as defined in the California Forestry Handbook, shall be used as a minimum standard to define these soils.

**Circulation** The movement of people and goods by such means as streets, highways, railways, waterways and airways.

**Circulation Element** One of the seven State mandated elements of a General Plan, it contains adopted goals, policies and implementation programs for the planning and management of existing and proposed thoroughfares, transportation routes and terminals, as well as local public utilities and facilities, all correlated with the land use element of the General Plan.

**Clustered Development** A development design technique that concentrates buildings in specific areas on a site to allow that remaining land to be used for recreation, common open space, and preservation of environmentally sensitive areas.

**Co-housing** A structure or structures containing two or more dwelling units and rooming units limited in occupancy, providing indoor, conveniently located, shared food preparation service and major dining areas, and common recreation, social, and service facilities for the exclusive use of its residents.

**Collector** Relatively low-speed (25-30 mph), relatively low-volume (5,000-20,000 average daily trips) street that provides circulation within and between neighborhoods. Collectors usually serve short trips and are intended for collecting trips from local streets and distributing them to the arterial network.

**Commercial** A land use classification that permits facilities for the buying and selling of commodities and services.

**Commercial Strip** Commercial development, usually one store deep, that fronts on a major street for a distance of one city block or more. Includes individual buildings on their own lots, with or without on-site parking, and small linear shopping centers with shallow on-site parking in front of the stores.

**Community Care Facility** Housing licensed by the State of California Health and Welfare Agency, Department of Social Services, typically for residents who are elderly, mentally disordered or otherwise handicapped, and dependent and neglected children. Services normally include three meals daily, housekeeping, security and emergency response, a full activities program, supervision in the dispensing of medicine, personal services such as assistance in grooming and bathing, but no nursing care.

**Community Facilities District** Under the Mello-Roos Community Facilities Act of 1982 (Government Code Section et seq.), a legislative body may create within its jurisdiction a special district that can issue tax-exempt bonds for the planning, design, acquisition, construction and/or operation of public facilities, as well as provide public services to district residents. Special tax assessments levied by 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 weighing factors of 5 and 10 dBA applied to 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 Park** Land with full public access intended to provide recreation opportunities beyond those supplied by neighborhood parks. Community parks are larger in scale than neighborhood parks but smaller than regional parks.

**Concurrent** The public facilities and services must be available, operational, and have sufficient capacity to meet the demands of new development at the time that such demand is created.

**Condominium** A structure of two or more units, the interior spaces of which are individually owned; the balance of the property (both land and buildings) is owned in common by the owners of the individual units.

**Congestion Management Plan (CMP)** A mechanism employing growth management techniques, including traffic level of service (LOS) requirements, standards for public transit, trip reduction programs involving transportation systems management and jobs/housing balance strategies, and capital improvement programming, for the purpose of controlling and/or reducing the cumulative regional traffic impacts of development. AB 1791, effective August 1, 1990, requires all cities and counties that include urbanized areas, to adopt by December 1, 1991, and annually update a Congestion Management Plan.

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

**Conservation, Easement** An easement granting a right or interest in real property that is appropriate to retaining land or water areas predominately in their natural, scenic, open, or wooded condition; retaining such areas as suitable habitat for fish, plants, or wildlife; or maintaining existing land uses.

**Conservation Element** One of the seven State mandated elements of a General Plan, it contains adopted goals, policies and implementation programs for the conservation, development and use of natural resources including water and its hydraulic force, forests, soils, rivers and other waters, harbors, fisheries, wildlife, minerals and other natural resources.

**Consistency** Agreement or harmony of parts or features to one another or a whole; ability to be asserted together without contradiction.

**Contiguous** Next to, abutting, or touching and having a boundary, or portion thereof, which is coterminous.

**County Service Area (CSA)** A geographic subarea of a County used for the planning and delivery of parks, recreation, and/or other human services based on an assessment of the service needs of the population in that area.

**Covenants, Conditions and Restrictions (CC&Rs)** A term used to describe restrictive limitations that may be placed on property and its use, and which usually are made a condition of holding title or lease.

**Criteria** Standards upon which a judgement or decision may be based.

**Cumulative Impact** Refers to two or more individual effects which, when considered together, are considerable or which compound or increase other environmental impacts.

- (a) The individual effects may be changes resulting from a single project or a number of separate projects.
- (b) The cumulative impact from several projects is the change in the environment which results from the incremental impact of the project when added to other closely related past, present, and reasonable foreseeable probable future projects. Cumulative impacts can result from individually minor but collectively significant projects taking place over a period of time.

**Dedication** The turning over by an owner or developer of private land for public use, and the acceptance of land for such use by the governmental agency having jurisdiction over the public function for which it will be

used. Dedications for roads, parks, school sites, or other public uses often are made conditions for approval of a development by a city or county.

**Dedication, in lieu of** Cash payments that may be required of an owner or developer as a substitute for a dedication of land, usually calculated in dollars per lot, and referred to as “in-lieu fees” or “in-lieu contributions.”

**Defensible Space** The area within the perimeter of a parcel, development, neighborhood and community where basic wildland fire protection practices and measures are implemented, providing the key point of the defense against encroaching wildfires or escaping structural fires. The perimeter, as used in this definition is the area encompassing the parcel or parcels proposed for construction and/or development, excluding the physical structure itself. The area is characterized by the establishment and maintenance of emergency vehicle access, emergency water reserves, street names, and building identification and fuel modification measures.

**Density** The number of dwelling units per unit of land.

**Density Bonus** The allocation of development rights that allow a parcel to accommodate additional square footage or additional residential units beyond the maximum for which the parcel is zoned or designated, usually in exchange for the provision or preservation of an amenity at the same site or at another location. Under California law, 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 senior citizens, is entitled to a density bonus.

**Density Transfer** A way of retaining open space by concentrating densities - usually in compact areas adjacent to existing urbanization and utilities - while leaving unchanged historic, sensitive, or hazardous areas. In some jurisdictions, for example, developers can buy development rights of properties targeted for public open space and transfer the additional density to the base number of units permitted in the zone in which they propose to develop.

**Design Review; Design Control** The comprehensive evaluation of a development and its impact on neighboring properties and the community as a whole, from the standpoint of site and landscape design, architecture, materials, colors, lighting and signage, in accordance with a set of adopted criteria and standards. “Design Control” requires that certain specific things be done and that other things not be done. “Design Review” usually refers to a system set up outside of the zoning ordinance, whereby projects are reviewed against certain standards and criteria by a specially established design review board or committee.

**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 basins 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**, allows for water to be held as long as possible as 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. This latter type is sometimes called a **Water-Spreading Dam** or **Dike** because its main purpose is to recharge the underground water supply. Detention dams are also constructed to trap sediment. These are often called **Debris Dams**.

**Developable Acres, Net** The portion of a site that can be used for density calculations.

**Developable Land** Land that can be developed consistent with regulatory limitations, that is suitable as a location for structures and that can be developed free of hazards to, and without disruption of, or significant impact on, natural resource areas.

**Developer** The legal or beneficial owner or owners of a lot or of any land included in a proposed development including the holder of an option or contract to purchase, or other persons having enforceable proprietary interests in such land.

**Development** The division of land into two or more parcels, the construction, reconstruction, conversion, structural alteration, relocation, or enlargement of any structure; any mining, excavation, landfill, or land disturbance; and any use or extension of the use of land, excepting agriculture.

**Development Fee** See “Impact Fee.”

**Development Rights** The right to develop land by a land owner who maintains fee-simple ownership over the land or by a party other than the owner who has obtained the rights to develop. Such rights usually are expressed in terms of density allowed under existing zoning. For example, one development right may equal one unit of housing or may equal a specific number of square feet of gross floor area in one or more specified zone districts.

**Discretionary Decision** As used in CEQA, an action taken by a governmental agency that calls for the exercise of judgement in deciding whether to approve and/or how to carry out a project. Includes such activities as the subdivision of property, the granting of general plan amendments or zone changes, the approval of specific plans, the approval of Williamson Act contracts, the granting of variances, special use permits, and others.

**Discretionary Project** A project which requires the exercise of judgment or deliberation when the public agency or 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.

**Drainage** (1) Surface water runoff; (2) the removal of surface water or groundwater from land by drains, grading or other means which include runoff controls to minimize erosion and sedimentation during and after construction or development, the means for preserving the water supply and the prevention or alleviation of flooding.

**Drought-tolerant Landscaping** A landscape consisting of native, naturalized, or climate compatible plantings which can survive periods of drought with little or no irrigation.

**Dwelling Unit** A room or group of rooms (including sleeping, eating, cooking, and sanitation facilities, but not more than one kitchen), that constitutes an independent housekeeping unit, occupied or intended for occupancy by one household on a long-term basis.

**Dwelling, Single Family Attached** A dwelling unit occupied, or intended for occupancy by only one household that is structurally connected with at least one other such dwelling unit; distinguished from a multifamily dwelling as the unit is separately saleable (e.g., townhouse).

**Dwelling, Single Family Detached** A dwelling unit occupied, or intended for occupancy by only one household that is structurally independent from any other such dwelling unit or structure intended for residential use.

**Dwelling, Multifamily** A dwelling containing more than two dwelling units for rent.

**Dwelling, Multiplex** A term encompassing two-family (duplex), triplex, and quadruplex dwelling-type structures.

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

**Dwelling, Quadruplex** Four attached dwellings, available for rent, in one structure in which each unit has two open space exposures and shares one or two walls with adjoining unit or units.



**Dwelling, Townhouse** A one-family dwelling in a row of at least three such units in which each unit has its own front and rear access to the outside, no unit is located over another unit, each unit is separated from any other unit by one or more common fire resistant walls, and each unit is separately saleable.

**Dwelling, Triplex** A dwelling containing three dwelling units, each of which has direct access to the outside or to a common hall.

**Dwelling, Two-family** A structure on a single lot containing two dwelling units, each of which is totally separated from the other by an unpierced wall extending from ground to roof or an unpierced ceiling and floor extending from exterior wall to exterior wall, except for a common stairwell exterior to both dwelling units.

**Easement** A grant of one or more of the property rights by the owner to, or for the use by, the public, a corporation, or another person, or entity.

**Egress** The place or means of going out or exiting of property.

**Emergency Services** Fire, ambulance, and sheriff.

**Employee Housing** Housing intended to satisfy the standards set forth in the State Employee Housing Act (Health & Safety Code § 17000 *et seq.*) and the regulations adopted pursuant thereto by the California Department of Housing and Community Development (California Code Regulations., Title 25, § 600 *et seq.*), and meeting the definitions set forth in Health and Safety Code Section 17008, subdivisions (a) and (b). In areas zoned for agricultural uses, Employee Housing shall be limited to agricultural employees and must meet the definition set forth in Health and Safety Code Section 17008, subdivision (b).

**Endangered Species** A species of animal or plant is considered to be “endangered” when its prospects for survival and/or reproduction are in immediate jeopardy from one or more causes. (See also “Rare Species”)

**Enhance, v.** To improve existing conditions by increasing the quantity or quality of uses or features identified as desirable.

**Environment** The physical conditions which exist within the area which may be affected by a proposed project, including land, air, water, mineral, flora, fauna, noise and objects of historic or aesthetic significance.

**Environmental Impact Report (EIR)** 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 the CEQA Guidelines.

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

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

**Fair Market Rent** The rent, including utility allowances, determined by the United States Department of Housing and Urban Development (HUD) for the purposes of administering the Section 8 Existing Housing Program.

**Family** (1) Two or more persons related by birth, marriage, or adoption [U.S. Bureau of the Census]; (2) An individual or group of persons living together who constitute a bona fide single-family housekeeping unit in a dwelling, not including a fraternity, sorority, club or other group of persons occupying a hotel, lodging house or institution of any kind [California].

**Farmland** See Agricultural Lands.

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

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

**Feasibility Study** Analysis to determine the likelihood that a project will fulfill the implementer(s) objectives and requirements, particularly, but not exclusively, from the financial aspect.

**FEMA** Federal Emergency Management Agency

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

**Fire Hazard Zone(s)** An area where, due to slope, fuel, weather, or other fire-related conditions, the potential loss of life and property from a fire necessitates special fire protection measures and planning before development occurs. Based on a system developed by the California Department of Forestry and Fire Prevention, a three-tier rating system of Very High, High and Moderate outline the areas most susceptible to fire.

**Fire-resistive** Able to withstand specified temperatures for a certain period of time, such as a one-hour fire wall. Not the same as fireproof.

**Fiscal Impact Analysis** A projection of the direct public costs and revenues resulting from population or employment change to the local jurisdiction(s) in which the change is taking place. Enables local governments to evaluate relative fiscal merits of General Plans, specific plans, or other projects.

**Flood Insurance Rate Map (FIRM)** For each community, the official map on which the Federal Insurance Administration has delineated areas of special flood hazard and the risk premium zones applicable to that community.

**Flood Plain** The relatively level land area on either side of the banks of a stream or river which is regularly subject to flooding. That part of the flood plain subject to a one percent chance of flooding in any given year is designated as an "area of special flood hazard" by the Federal Insurance Administration.

**Flood Plain Fringe** All land between the floodway and the upper elevation of the 100-year flood.

**Floodway** The channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the "base flood" without cumulatively increasing the water surface elevation more than one foot.

**Floor Area, Gross** The sum of the total horizontal areas of the several floors of all buildings on a lot, measured from the exterior faces of the walls. The term gross floor area shall include basements; elevator shafts; stairwells at each story; floor space used for mechanical equipment with structural headroom of six feet, six inches or more; penthouses; attic space, whether or not a floor has actually been laid, providing structural headroom of six feet, six inches or more; interior balconies; and mezzanines.

**Floor Area Ratio (FAR)** The gross floor area permitted on a site divided by the total net area of the site, expressed in decimals to one or two places. For example, on a site with 10,000 net 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, a FAR of 1.5 would allow 15,000 square feet of floor area; a FAR of 2.0 would allow 20,000 square feet; and a FAR of .5 would allow only 5,000 square feet. Also commonly used in zoning, FARs typically are applied on a parcel-by-parcel basis as opposed to an average FAR for an entire land use or zoning district.

**Freeway** A high-speed, high-capacity, limited-access transportation facility serving regional and county-wide travel.

**Gabbro Soils** A dark intrusive igneous rock composed of calcium feldspar and ferro-magnesian mineral; the extrusive equivalent of gabbro is basalt.

**General Plan** A compendium of policies regarding long-term development, in the form of maps and accompanying text. The legal document required of each local agency by the State of California Government Code Section 65301 and adopted by the City Council or Board of Supervisors. In California, the General Plan has seven mandatory elements (Circulation, Conservation, Housing, Land Use, Noise, Open Space, Safety, and Seismic Safety) and may include any number of optional elements (e.g., Economic Development, Parks and Recreation, Public Services and Utilities, Tahoe Basin).

**Geologic Review** The analysis of geologic hazards, including all potential seismic hazards, surface ruptures, liquefaction, landsliding, mudsliding, and the potential for erosion and sedimentation.

**Goal** A goal is a direction-setter. It is an ideal future end, condition or state related to the public health, safety or general welfare toward which planning and planning implementation measures are directed. A goal is a general expression of community values and, therefore, is abstract in nature. Consequently, a goal is generally not quantifiable, time-dependent or suggestive of specific actions for its achievement.

**Grade** Ground level at the foundation of a building or structure.

**Gradient** Degree of increase or decrease in the elevation of a surface.

**Greenbelt** A vegetated strip of land which may serve as a buffer zone to separate two distinct land uses to mitigate the effects or nuisances of one land use on the other, or a linear strip of land which may serve as open space for the protection of a natural feature/environment such as a stream or woodland.

**Ground Failure** Ground movement or rupture caused by strong shaking during an earthquake. Includes landslide, lateral spreading, liquefaction, and subsidence.

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

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

**Habitat** The physical location or type of environment in which an organism or biological population lives or can be found.

**Hazard Insurance** Property insurance that covers hazards such as floods, fires, or windstorms.

**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 in to either the work place or the environment. The term includes, but is not limited to, hazardous substances and hazardous wastes.

**High-Occupancy Vehicle (HOV)** Any vehicle other than a driver-only automobile (e.g., a van pool, a bus, or two or more persons to a car).

**Highway** High-speed, high-capacity, limited-access transportation facility serving regional and county-wide travel. Highways may cross at a different grade level by means of overpasses or underpasses.

**Hillsides** Land that has an average percent of slope equal to or exceeding 15 percent.

**Historic; Historical** An historic building or site is one that is noteworthy for its significance in local, State, or national history or culture, its architecture or design, or its works of art, memorabilia, or artifacts.

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

**Historic Structure** Pre-1936 building that qualifies for special rehabilitation tax credits as an historic structure under the 1986 Tax Reform Act.

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

**Homeless** Persons and families who lack a fixed, regular and adequate residence. Includes those staying in temporary or emergency shelters or who are accommodated with friends or relatives with the understanding that shelter is being provided as a last resort. California Housing Element law, Section 65583(c)(1) requires all cities and counties to address the needs of their homeless citizens.

**Homeowner's Association** Organization of homeowners, whose purpose is to protect the covenants of the subdivision, condominium, or planned unit development and to manage the common areas.

**Household** All those persons, related or unrelated, who occupy a single housing unit.

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

**Housing and Community Development Department, State of California (HCD)** The State agency that has principal responsibility for assessing, planning for, and assisting communities to meet the needs of low to moderate income households.

**Housing Element** One of the seven State mandated elements of a local General Plan, it assesses the existing and projected housing needs of all economic segments of the community, identifies potential sites adequate to provide the amount and kind of housing needed, and contains adopted goals, policies, and implementation programs for the preservation, improvement and development of housing. Under State law, housing elements must be updated every five years.

**Housing and Urban Development, U.S. Department of (HUD)** A cabinet-level department of the Federal government that administers community development programs.

**Hundred Year Flood** The magnitude of a flood expected to occur on the average every 100 years, based on historical data. The 100-year flood has a one percent likelihood of occurring in any given year. The boundary of the 100-year floodplain is the basic planning criterion used to demarcate unacceptable public safety hazards.

**Impact** The effect of any direct human-made actions or indirect repercussions of human-made actions on existing physical, social, or economic conditions.

**Impact Fee** A fee, also called a development fee, levied on the developer of a project by a city, county or other as public agency as compensation for otherwise-unmitigated impacts the project will produce. California Government Code Section 66000, et seq., specifies that development fees shall not exceed the estimated reasonable cost of providing the service for which the fee is charged. To lawfully impose a fee, the public agency must verify its method of calculation and document proper restrictions on the use of the funds.

**Impacted Areas** Impacted areas, as used in the Housing Element, are census tracts where more than 50 percent of the dwelling units house low- and very-low-income households.

**Impervious Surface** A surface through which water cannot penetrate, such as a roof, road, sidewalk, or paved parking lot. The amount of impervious surface increases with development and establishes the need for drainage facilities to carry the increased runoff. The amount of impervious surface may also have an effect on a region's ability to recharge its groundwater supply.

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

**Improvement** The addition of one or more structures, roads or utilities on a parcel of land.

**Inclusionary Zoning** Zoning ordinance that requires new residential developments to include a certain number of dwelling units for low- and moderate-income families.

**Industrial** The manufacture, production, and processing of consumer goods. Industrial is often divided into "heavy industrial" uses, such as construction yards, quarrying, and factories; and "light industrial" uses, such as research and development and less intensive warehousing and manufacturing.

**Industrial Park** An industrial park is designed as a coordinated environment for a variety of industrial and related activities. The project is developed or controlled by one proprietary interest. It has an enforceable master plan and/or covenants, conditions, and restrictions. The development may be on one parcel, may be subsidized, may have condominium ownerships, or a combination of these types.

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

**Infill Incentives** Public measures such as tax abatements designed to encourage development of undeveloped or underdeveloped property in built-up areas.

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

**Ingress** The place or means of entering a property.

**In-Lieu Fee** (See "Dedication, In Lieu of")

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

**Intermittent Stream** A stream that normally flows for at least thirty days after the last major rain of the season and is dry the remainder of the year, not including manmade drainage.

**Inundation** Covered by floodwaters.

**Jobs/Housing Balance** The availability of affordable housing for employees. The jobs/housing ratio divides the number of jobs in an area by the number of employed residents. A ratio of 1.0 indicates a balance. A ratio greater than 1.0 indicates a net-in commute; less than 1.0 indicates a net out-commute.

**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.

**Lacustrine** (See "Wetlands")

**Lake** Any natural or manmade body that impounds water year round under normal conditions. In identifying the high water mark on manmade lakes controlled by dams, the maximum spillway elevation will be used.

**Landmark** (1) A building, site, object, structure or significant tree, having historical, architectural, social or cultural significance and marked for preservation by the local, State or federal government; (2) A visually prominent or outstanding structure or natural feature that functions as a point of orientation or identification.

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

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

**Land Use** The occupation or utilization of a land or water area for any human activity or any purpose defined in the General Plan.

**Land Use Designation** A system for classifying and designating the appropriate use of properties.

**Land Use Element** A required element of the General Plan that uses text and maps to designate the future use or reuse of land within a given jurisdiction's planning area. The land use element serves as a guide to the structuring of zoning and subdivision controls, urban renewal and capital improvements programs, and to official decisions regarding the distribution and intensity of development and the location of public facilities and open space.

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

**Legislative** Having the power or performing the function of legislating, specifically the exercise of power and function of making rules that have the force of authority by virtue of their promulgation by an official government organization.

**Level of Service** To assess the quality of existing traffic conditions, levels of service were calculated for the State highways and major County roads throughout El Dorado County. Level of Service is a general measure of traffic operating conditions whereby a letter grade, A through F, is assigned to a facility. Level of Service A corresponds to the best free-flow conditions, and the levels progress toward increased traffic congestion to Level of Service F. Definitions of the Level of Service grades are as follows:

Level of Service A represents free flow. Excellent level of comfort, convenience, and freedom to maneuver.

Level of Service B is in the range of stable flow, but the presence of other road users in the traffic stream causes noticeable reductions of comfort, convenience, and maneuvering freedom.

Level of Service C is in the range of stable flow, but the operation of individual users is significantly affected by interaction with others in the traffic stream.

Level of Service D represents high-density, but stable flow. Users experience severe restriction in speed and freedom to maneuver with poor levels of comfort and convenience.

Level of Service E represents operating conditions at or near the capacity level. All speeds are reduced to a low but relatively uniform value. Freedom to maneuver is difficult with users experiencing frustration and poor comfort and convenience. Unstable operations are frequent where small increases or minor perturbations to the traffic flow can cause breakdown conditions.

Level of Service F is used to define forced or breakdown conditions. This condition exist wherever the amount of traffic approaching a point exceeds the amount that can traverse the point. Roadways store long queues behind such locations with traffic advancing in stop-and-go waves.

**Light (duty) Rail Transit (LRT)** “Street cars” or “trolley cars” that typically operate entirely or substantially in mixed traffic and in non-exclusive, at-grade rights-of-way. Passengers typically board vehicles from the street level (as opposed to a platform that is level with the train) and the driver may collect fares. Vehicles are each electrically self-propelled and usually operate in one- and two-car trains.

**Liquefaction** A process by which water-saturated granular soils transform from a solid to a liquid state during strong ground shaking events.

**Local Agency Formation Commission (LAFCO)** A five- or seven-member commission within each 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. Each county’s LAFCO is empowered to approve, disapprove, or conditionally approve such proposals. The LAFCO members generally include two county supervisors, two city council members, and one member representing the general public. Some LAFCOs include two representatives of special districts.

**Lot of Record** A lot that is part of a recorded subdivision or a parcel of land that has been recorded at the County Recorder’s Office containing property tax records.

**Low-Income Household** A household with an annual income usually no greater than 80 percent of the area median family income adjusted by household size, as determined by a survey of incomes conducted by a city or a county, or in the absence of such a survey, based on the latest available eligibility limits established by the U.S. Department of Housing and Urban Development (HUD) for the Section 8 housing program.

**Manufactured Housing** Residential structures that are constructed entirely in the factory, and which since June 15, 1976, have been regulated by the federal Manufactured Home Construction and Safety Standards Act of 1974 under the administration of the U.S. Department of Housing and Urban Development (HUD). (See also “Mobile Home” and “Modular Unit”)

**Mass Transit** See “Transit, Public.”

**Maximum Allowable Density** The highest number of dwelling units per acre within a specific land use designation.

**Mello-Roos Bonds** Locally issued bonds that are repaid by a special tax imposed on property owners within a “community facilities” district established by a governmental entity. The bond proceeds can be used for public improvements and for a limited number of services.

**Microclimate** The climate of a small, distinct, and often somewhat restricted area, such as a small valley, an individual field, a city street, or a building courtyard; that can be favorably altered through functional landscaping, architecture, or other design features.

**Minerals** Any naturally occurring chemical element or compound, or groups of elements and compounds, formed from inorganic processes and organic substances, including, but not limited to, coal, peat, and bituminous rock, but excluding geothermal resources, natural gas, and petroleum. Gold, sand, gravel, clay, crushed stone, limestone, diatomite, salt, borate, potash, etc. are examples of minerals.

**Mineral Resource Zone** Land on which known deposits of commercially viable mineral or aggregated deposits exist. This designation is applied to sites determined by the State Division of Mines and Geology as being a resource of regional significance, and is intended to help maintain the quarrying operations and protect them from encroachment of incompatible land uses.

**Mining** The act or process of extracting resources, such as coal, oil, or mineral from the earth. The term also includes quarrying; well operation; milling, such as crushing, screening, washing and floatation; and other preparation customarily done at the mine site or as part of a mining activity.

**Ministerial** A governmental decision involving little or no 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. Common examples of ministerial permits include automobile registrations, dog licenses, and marriage licenses. A building permit is ministerial if the ordinance requiring the permit limits the public official to determining whether the zoning allows the structure to be built in the requested location, the structure would meet the requirements in the Uniform Building Code, and the applicant has paid the applicable fees.

**Ministerial Decision** An action taken by a governmental agency that follows established procedures and rules and does not call for the exercise of judgement in whether or not to approve a project.

**Mitigation Measures** 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.

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

**Mobile Home** A structure, transportable in one or more sections, built on a permanent chassis and designed for use as a single-family dwelling unit and which

- (1) has a minimum of 400 square feet of living space;
- (2) has a minimum width in excess of 102 inches;
- (3) is connected to all available permanent utilities; and
- (4) (a) is tied down to a permanent foundation on a lot either owned or leased by the homeowner;
- (b) is tied down to a temporary foundation, when authorized by a Temporary Mobile Home Permit; or
- (c) is set on piers, with wheels removed and skirted, in a mobile home park.

**Mobile Home Park** A site with required improvements and utilities for the long-term parking of mobile homes, and which may include facilities and services for the residents.

**Mobile Home Space** A plot of land for the placement of a single mobile home within a mobile home park.

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

**Modular Unit** A factory-fabricated, transportable building or major component designed for use by itself or for incorporation with similar units on-site into a similar structure for residential, commercial, educational, or industrial use. Differs from mobile homes and manufactured housing (in addition to lacking an integral chassis or permanent hitch to allow future movement) being subject to California’s housing law design standards. California standards are more restrictive than federal standards in some respects (e.g., plumbing and energy conservation). Also called Factory-built Housing and regulated by the California State law of that title. (See also “Mobile Home” and “Manufactured Housing”)

**National Flood Insurance Program** A federal program that authorizes the sale of federally subsidized flood insurance in communities where such flood insurance is not available.

**National Register of Historic Places** The official list, established by the National Historic Preservation Act, of sites, districts, buildings, structures, and objects significant in the nation’s history or whose artistic or architectural value is unique.



**Natural Communities** A general term for an assemblage of naturally-occurring plants and animals coexisting together in a common area that is relatively undisturbed and unfragmented and that is self-perpetuating. These communities are generally comprised of a variety of plant and animal species that have evolved together over time in a specific location or region as a result of complex interactions among climate, soils, hydrology, topography, fire, vegetation, wildlife, and human.

**Fen** Peaty accumulations in cold, poorly drained areas. Fens are less acidic (pH 5-8) and have more nutrient-rich water than bogs.

**Sphagnum Bog** Dominated by a dense growth of low-growing, herbaceous perennials and low shrubs. The growing season extends from springs through fall in low-elevation, coastal localities but is limited to summer at high elevations. Most Flowering occurs in the first half of the growing season.

**Natural Ground Surface** The ground surface in its original state before any grading, excavation or filling.

**Natural Recharge** Adding water to the aquifer by natural means such as precipitation or from lakes and rivers.

**Natural State** The condition existing prior to development, modification, or disturbance.

**Need** A condition requiring supply or relief.

**Neighborhood** A planning area commonly identified as such in a community's planning documents, and by the individuals residing and working within the neighborhood. Documentation may include a map prepared for planning purposes, on which the names and boundaries of the neighborhood are shown.

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

**Neighborhood Service** A zone district which is consistent with certain residential land use designations that allows businesses which provide a direct service to the family and/or the community to be located within a residential neighborhood.

**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."

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

dBA: The "A-weighted" scale for measuring sound in decibels; weighs or reduces the effects of low and high frequencies in order to stimulate human hearing. Every increase of 10 dBA doubles the perceived loudness though the noise is actually ten times more intense.

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

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

CNEL: The Community Noise Equivalent Level, or CNEL, is based on the weighted average hourly Leq over a 24-hour day as in Ldn except that an additional +4.77 decibel weight is applied to the nighttime Leq values. The CNEL was developed for the California Airport Noise Regulations and is used specifically for airport/aircraft noise assessment.

**Noise Attenuation** Reduction of the level of a noise source using a substance, material, or surface such as earth berms and/or solid concrete walls (also called “Sound Walls”).

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

**Noise Element** One of the seven State mandated elements of a General Plan, it assesses noise levels of highways and freeways, local arterials, railroads, airports, local industrial plants, and other ground stationary sources, and adopts goals, policies, and implementation programs to reduce the community’s exposure to noise.

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

**Non-conforming Use** A use that was valid when brought into existence, but by subsequent regulation becomes no longer conforming. “Non-conforming use” is a generic term and includes:

- (1) non-conforming structures (by virtue of size, type of construction, location on land, or proximity to other structures or land uses;
- (2) non-conforming use of a conforming building;
- (3) non-conforming use of a non-conforming building; and
- (4) non-conforming use of land.

Thus, any use lawfully existing on any piece of property that is inconsistent with a new or amended General Plan, and that in turn is a violation of a zoning ordinance amendment subsequently adopted in conformance with the General Plan, will be a non-conforming use. Typically, non-conforming uses are permitted to continue for a designated period of time, subject to certain restrictions.

**Objective** An objective is a specific end, condition or state that is an intermediate step toward attaining a goal. It should be achievable and, when possible, measurable and time-specific. An objective may only pertain to one particular aspect of a goal or it may be one of several successive steps toward goal achievement. Consequently, there may be more than one objective for each goal.

**Office Use** The use of land by general business offices, medical and professional offices, administrative or headquarters offices for large wholesaling or manufacturing operations, and research and development facilities.

**Official County Scenic Highway (California)** A segment of State highway identified in the Master Plan of State Highways Eligible for Official Scenic Highways Designation and so designated by the Director of the California Department of Transportation (Caltrans).

**Open Space Element** One of the seven State mandated elements of a General Plan, it assesses noise levels of highways and freeways, local arterials, railroads, airports, local industrial plants, and other ground stationary sources, and adopts goals, policies, and implementation programs to reduce the community’s exposure to noise.

**Open Space Land** Any parcel or area of land or water that is essentially unimproved and devoted to an open space for the purposes of:

- (1) the preservation of natural resources;
- (2) the managed production of resources;
- (3) outdoor recreation; and/or
- (4) public health and safety.

**Ordinance** A law or regulation set forth and adopted by a governmental authority.

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

**Outdoor Recreation Use** A privately or publicly owned or operated use providing facilities for outdoor recreation activities.

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

**Package Treatment Plant** Small, self-contained sewage treatment facilities built to serve developed areas beyond the service area of sanitary sewers.

**Palustrine** (See “Wetlands”)

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

**Park** Any public or private land available for recreational, educational, cultural, or aesthetic use.

**Parking Management** An evolving Transportation Demand Management (TDM) technique designed to obtain maximum utilization from a limited number of parking spaces. Can involve pricing and preferential treatment for High-Occupancy Vehicles (HOVs), non-peak period users and short-term users.

**Peak Hour** For any given roadway, that hour during which traffic volume is highest, usually occurring in the morning and evening commute periods.

**Peak Period** For any given roadway, a daily period during which the roadway experiences a traffic volume higher than the rest of the day. The extended congestion and the time of day of the congestion is directly related to land use in the vicinity of the road segment experiencing the congestion. For example, uses such as residential subdivisions will experience congestion during the morning and evening commute periods; schools will have an impact during the morning commute period and early afternoon in conjunction with the school schedule and extracurricular activities; and commercial uses will experience congestion during commute periods as well as high shopping demand periods. The pertinent peak period for a particular discretionary project shall be determined in connection with the environmental document and traffic study for that project.

**Percolation** Downward flow or infiltration of water through the pores or spaces of rock or soil.

**Percolation Test** A test designed to determine the ability of ground to absorb water and used in determining the suitability of a soil for drainage or for the use of a septic system.

**Perennial Stream or River** Any watercourse that is either shown on the USGS 7.5 minute map series as a solid blue line or under normal conditions flows year round.

**Phased Development** A development project that is constructed in stages, each stage being capable of existing independently of the others.

**Plan Line** A precise line that establishes future rights-of-way along any portion of an existing or proposed street or highway and which is depicted on a map showing the streets and lot line or lines and the proposed right-of-way lines, and the distance thereof from the established centerline of the street or highway, or from existing or established property lines.

**Planned Development** Land under unified control to be planned and developed as a whole in a single development operation or a definitely programmed series of development operations or phases. A planned development includes principal and accessory structures and uses substantially related to the character and purposes of the planned development. A planned development is built according to general and detailed plans that include not only streets, utilities, lots and building location, and the like, but also site plans for all buildings as are intended to be located, constructed, used, and related to each other, and plans for other uses and improvements on the land as related to the buildings. A planned development includes a program for the provisions, operations, and maintenances of such areas, facilities, and improvements as will be for common use

by some or all of the occupants of the planned development district, but which will not be provided, operated, or maintained at general public expense.

**Planning and Research, California State Office of (OPR)** A governmental division of the State of California that has among its responsibilities the preparation of a set of guidelines for use by local jurisdictions in drafting General Plans.

**Planning Area** The “Planning Area” is the land area addressed by the General Plan, or otherwise that area under the jurisdiction of the County of El Dorado and other lands which in the County’s judgment bears relation to its planning.

**Planning Commission** A body, usually having five or seven members, created by a city or county in compliance with California law (65100) which is assigned the review of discretionary land use projects, as deemed appropriate by the legislative body.

**Policy** A policy is a specific statement that guides decision making. It indicates a clear commitment of the local legislative body. A policy is based on a general plan’s goals and objectives as well as the analysis of data.

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

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

**Principle** An assumption, fundamental rule, or doctrine guiding general plan policies, proposals, standards and implementation measures. Principles are based on community values, generally accepted planning doctrine, current technology and the general plan’s goals and objectives.

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

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

**Public Benefit** Lands set aside for public benefit, as used herein, shall be those lands made available to the general public including but not limited to open space areas, parks, and wildlife habitat areas.

**Public and Quasi-Public Facilities** Institutional, academic, governmental and community service uses, either publicly owned or operated by non-profit organizations.

**Public Services** Utilities (e.g., gas, electricity, and sewer) and public services (e.g., police and fire protection, schools, parks and recreation programs) provided to an urbanized or urbanizing area.

**Quarry** A place where rock, ore, stone, and similar materials are excavated for sale or for off-tract use. May also be called “Gravel Pit” or “Sand Pit.”

**Quimby Act** State law requiring the dedication of land or the payment of in-lieu fees for the purpose of establishing parks, based on a defined need of 3 acres of land per 1,000 residents. The average population per household for the community is utilized to determine the required acreage dedication for each development project.

**Ranch Marketing** Activities conducted on agricultural lands which are accessory, incidental to, and compatible with the horticultural and agricultural pursuits conducted thereon. Such activities may include processing, packaging, and sale of agricultural products, or other activities as permitted by the County Zoning Ordinance.

**Rare or Endangered Species** A species of plant or animal listed in:

- (1) Sections 670.2 or 670.5, Title 14 of the California Administrative Code; or
- (2) Title 50, Code of Federal Regulations, Section 17.11 or Section 17.2, pursuant to the Federal Endangered Species Act designating species as rare, threatened or endangered.

**Reclamation** The reuse of resources, usually those present in solid wastes or sewage (e.g., reclaimed water).

**Recreation, Active** A type of recreation or activity that requires the use of organized play areas including, but not limited to, softball, baseball, football, and soccer fields, tennis and basketball courts and various forms of children's play equipment.

**Recreation, Passive** Type of recreation or activity that does not require the use of organized play areas.

**Recreation Facility** A place designed and equipped for the conduct of sports, leisure time activities, and other customary and usual recreational activities.

**Recreation Facility, Private** A recreation facility operated by a non-profit organization, and open only to bona fide members and guests of such non-profit organization.

**Recreation Facility, Public** A recreation facility operated by a governmental agency, and open to the general public.

**Recreational Vehicle (RV) Park** Land or premises under one ownership where one or more spaces or sites are used or intended to be used by one or more campers utilizing recreational vehicles or tents. RV parks may include water, sewer, and power hookups to each space and are intended as a higher density, more intensively developed use than campgrounds.

**Recycling** The process by which waste products are reduced to raw materials and transformed into new products.

**Redevelop, v.** To demolish existing buildings; or to increase the overall floor area existing on a property; or both; irrespective of whether a change occurs in land use.

**Regional**

- (1) Pertaining to activities or economies at a scale greater than that of a single jurisdiction, and affecting a broad geographic area;
- (2) A geographic area defined by some common feature such as a river basin or watershed, housing competition, commute-shed, economic activity, or political jurisdiction.

**Regional Housing Needs Plan, State of California** A quantification by a Council of Governments (COG) or by the California Department of Housing and Community Development (HCD) of projected housing need, by household income group, for all localities within a region. Some regions include an assessment of existing need as well as projected need.

**Regional Park** A park typically 150-500 acres in size and serving the recreational needs of residents of and visitors to an entire region, focusing on activities and natural features not included in most other types of parks, and often based on a specific scenic or recreational activity.

**Regulation** A rule or order prescribed for managing government.

**Rehabilitation** The repair, preservation, and/or improvement of substandard housing.

**Research and Development Use** A land use engaged in the study, testing, design, analysis, and experimental development of products, processes, or services.

**Residential** Land designated in the County General Plan and zoning ordinance for buildings consisting only of dwelling units. May be improved, vacant or unimproved.

**Residential Land Use Designations** Includes the following: Multifamily Residential (MFR), High-Density Residential (HDR), Medium-Density Residential (MDR), Low-Density Residential (LDR), and Rural Residential (RR).

**Residential, Multiple-Family** Usually three or more dwelling units on a single site, which may be in the same or separate buildings.

**Residential, Single-Family** A single dwelling on a single site, designed for occupation by one family at a time.

**Retail Trade** Establishments engaged in selling goods or merchandise to the general public for personal or household consumption and rendering service incidental to the sale of such goods.

**Retention Basin or Retention Pond** A pond, pool, or basin used for the permanent storage of water runoff. Retention ponds differ from detention ponds in that the latter are temporary storage areas. Retention ponds may offer potential for water recreation since the water remains permanently. Both types of basins or ponds may provide for the controlled release of the water. See also “Detention Dams.”

**Rezoning** An amendment to the zoning map and/or text of a zoning ordinance to effect a change in the nature, density, or intensity of uses allowed in a zoning district and/or on a designated parcel or land area.

**Rideshare** A travel mode other than driving alone, such as buses, rail transit, car pools, and van pools.

**Ridgeline** (1) A line connecting the highest points along a ridge and separating drainage basins or small-scale drainage systems from one another; (2) The intersection of two roof surfaces forming the highest horizontal line of the roof.

**Right-of-way** (1) A strip of land occupied or intended to be occupied by certain transportation and public use facilities, such as roadways or walkways, trails, railroad and/or utility lines; (2) Generally, the right of one to pass over the property of another.

**Riparian Habitat** The land and plants bordering a watercourse or lake.

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

**Risk** The danger or degree of hazard or potential loss.

**Riverine** (See “Wetlands”)

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

**Safety Element** One of the seven State mandated elements of a local General Plan, it contains adopted goals, policies and implementation programs for the protection of the community from any unreasonable risks associated with seismic and geologic hazards, flooding, and wildland and urban fires. Many safety elements also incorporate a review of police needs, objectives, facilities, and services.

**Sanitary 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.

**Sanitary Sewer** A system of subterranean conduits that carries refuse liquids or waste matter to a plant where the sewage is treated, as contrasted with storm drainage systems (that carry surface water) and septic tanks or leach fields (that hold refuse liquids and waste water on-site).

**Scenic Area** An open or mostly undeveloped area, the natural features of which are visually significant, or geologically or botanically unique.

**Scenic Easement** An easement, the purpose of which is to limit development in order to preserve a view or scenic area. A tool that allows a public agency to condition an owner's land for scenic enhancement uses, such as roadside landscaping or vista preservation.

**Scenic Highway Corridor** The area outside of a highway right-of-way that is generally visible to persons travelling on the highway.

**Scenic Highway/Scenic Route** A highway, road, drive, or street that, in addition to its transportation function, provides opportunities for the enjoyment of natural and human-made scenic resources and access or direct views to areas or scenes of exceptional beauty, or of historic or cultural interest. The aesthetic values of scenic routes often are protected and enhanced by regulations governing the development of property or the placement of outdoor advertising. Until the mid-1980s, General Plans in California were required to include a Scenic Highways element.

**Second Residential Unit** A self-contained living unit, either attached to or detached from, and in addition to, the primary residential unit on a single lot. Also called a "Granny Flat."

**Section 8 Rental Assistance Program** A federal (HUD) rent-subsidy program that is one of the main sources of federal housing assistance for low-income households. The program operates by providing "housing assistance payments" to owners, developers, and public housing agencies to make up the difference between the "Fair Market Rent" of a unit (set by HUD) and the amount the household can contribute toward the rent, which is calculated at 30 percent of the households adjusted gross monthly income (GMI). "Section 8" includes programs for new construction, and for the rehabilitation of substandard structures.

**Seiche** An earthquake-generated wave in an enclosed body of water, such as a lake, reservoir or bay.

**Seismic** Caused by or subject to earthquakes or Earth vibrations.

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

**Setback** The horizontal distance between the property line and any structure.

**Shelter** A facility that provides immediate and short-term housing and supplemental services for the homeless, or for battered women and children. Shelters come in many sizes, but an optimum size is considered to be 20 to 40 beds. Supplemental services may include food, bathing and laundry facilities, and access to other social programs.

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

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

**Significant Effect** A substantial, or potentially substantial, adverse change in any of the physical conditions within the area affected by the project including land, air, water, minerals, flora, fauna, ambient noise, and

objects of historic or aesthetic significance. An economic or social change by itself shall not be considered a significant effect on the environment. It may be considered in determining whether the physical change is significant.

**Site** An area consisting of a parcel, group of parcels, or a portion of land used or intended for one use or a group of uses.

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

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

**Solid Waste** Any unwanted or discarded material that is not a liquid or a 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. Organic wastes and paper products comprise about 75 percent of typical urban solid waste. (See also “Sanitary Landfill”)

**Sound Walls** See “Noise Attenuation.”

**Special Use** A use permitted in a particular zoning district only upon showing that such use in a specified location will comply with all the conditions and standards for the location or operation of such use as specified in a zoning ordinance and authorized by the approving authority.

**Specific Plan** Under Article 8 of California Government Code (65450 et seq.), a legal tool for detailed design and implementation of a defined portion of an area covered by a General Plan. A specific plan may include all detailed regulations, conditions, programs and/or proposed legislation that may be necessary or convenient for the systematic implementation of any General Plan element(s).

**Speed, Average** The sum of the speeds of the cars observed divided by the number of cars observed.

**Speed, Critical** The speed that is not exceeded by 85 percent of the cars observed.

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

**Spot Zoning** The awarding of a use classification or zone designation to an isolated parcel of land which is detrimental or incompatible with the uses of the surrounding area, particularly when such an act favors a particular owner. A special circumstance such as historical value, environmental importance or scenic value would justify special zoning for a small area.

**Standard**

- (1) A rule or measure establishing a level of quality or quantity that must be complied with or satisfied. California State Government Code (65302) requires that General Plans spell out the objectives, principles, “standards” and proposals of the General Plan. Examples of standards might include the number of acres of parkland per 1,000 population that the community will attempt to acquire and improve, or the traffic Level of Service (LOS) that the plan proposes to attain.
- (2) Requirements in a zoning ordinance that govern buildings and development, as distinguished from use restrictions. Examples might be such site-design regulations as lot area, height limit, frontage requirements, landscaping and/or floor area ratio requirements.

**Storm Runoff** Surplus surface water generated by rain or snowfall that does not seep into the Earth, but flows overland to flowing or stagnant bodies of water.

**Streets, Major** The transportation network that includes a hierarchy of freeways, arterials, and collectors to service through traffic.



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

**Streets, Through** Streets that extend continuously between other major streets in the community.

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

**Subdivision** The division of a tract of land into defined lots, either improved or unimproved, which can be separately conveyed by sale or lease, and which can be altered or developed. “Subdivision” includes a condominium project as defined in Section 1350 of the California Civil Code and a community apartment project as defined in Section 11004 of the Business and Professions Code.

**Subsidize** To assist by payment of a sum of money or by the granting of terms or favors that reduce the need for monetary expenditures. Housing subsidies may take the forms of mortgage interest deductions or tax credits from federal and/or State income taxes, sale or lease at less than market value of land to be used for the construction of housing, payments to supplement a minimum affordable rent, and the like.

**Substandard Housing** Residential dwellings that, because of their physical condition, do not provide safe and sanitary housing.

**Substantial** Considerable in importance, value, degree, or amount.

**Substantial Evidence** Enough relevant information and reasonable inferences from this information that a fair argument can be made to support a conclusion, even though other conclusions might also be reached. Whether a fair argument can be made is to be determined by examining the entire record. Mere uncorroborated opinion or rumor does not constitute substantial evidence.

**Timber** Trees of any species maintained for eventual harvest for forest products purposes, whether planted or of natural growth, standing or down, on privately or publicly owned land, including Christmas trees, but excluding nursery stock.

**Timber Production Lands** Lands located within areas designated Natural Resource (NR) or zoned Timber Production Zone (TPZ) where the land is predominantly characterized by “choice” timber production soils. These parcels have been found to be suitable for producing commercial timber by the Board of Supervisors after consideration of advice from the Agricultural Commission.

**Transportation Systems Management (TSM)** A strategy for managing traffic circulation to maximize existing facilities and to provide for effective planning of new facilities. TSM techniques are intended to provide economical, short-term improvement to increase efficiency and reduce congestion. TSM can include improvements such as traffic signal coordination, installation of turn pockets, installation of acceleration/deceleration lanes, resurfacing and widening of roads, construction of bike lanes on new and existing roads, improving transit shelters, and increasing the number of busses and routes. TSM combined with Transportation Demand Management (TDM) strategies and Congestion Management Programs (CMP) can contribute to the conservation of energy and the decrease of vehicular emissions. TSM and TDM do share some attributes such as the employer sponsored trip reduction programs.

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

**Tourism** The business of selling goods or services to persons travelling for pleasure.

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

**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. Many traffic models operate on the theory that trips are produced by persons living in residential areas and are attracted by various non-residential land uses.

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

**Transit-dependent** Refers to persons unable to operate automobiles or other motorized vehicles, or those who do not own motorized vehicles. Transit-dependent persons must rely on transit, para-transit or on owners of private vehicles for transportation. Transit-dependent persons include the young, the handicapped, the blind or visually-impaired, the elderly, the poor, and those with prior violations in motor vehicle laws.

**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.”

**Transitional Housing** Shelter provided to the homeless for an extended period of time, often as long as 18 months, and generally integrated with other social programs and counseling programs to assist in the transition to self-reliance through the acquisition of a stable income and permanent housing.

**Transportation Demand Management (TDM)** A strategy for reducing demand on the road system by reducing the number of vehicles using the roadways and/or increasing the number of persons per vehicle. TDM attempts to reduce the number of persons who drive alone on the roadway during the commute period and to increase the number in car pools, van pools, buses and trains, walking and biking. TDM can be a component of Transportation Systems Management (TSM).

**Trees, Heritage** Trees planted by a group of individuals or by the City or County in commemoration of an event or in memory of a person figuring significantly in history.

**Trees, Landmark** Trees whose size, visual impact or association with a historically significant structure or event have led the government to designate them as landmarks.

**Trip** A one-way journey that proceeds from an origin to a destination via a single mode of transportation: the smallest unit of movement considered in transportation studies. Each trip has one “production end,” (or origin), and one “attraction end” (or 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 household are correlated with destinations that attract household members for specific purposes.

**Turbidity** A thick, hazy condition of air or water due to the presence of suspended particulates or other pollutants.

**Undevelopable** Land that cannot be developed consistent with regulatory limitations, that is not suitable as a location for structures, and that cannot be developed free of hazards to and without disruption of or significant impact on natural resource areas. Specific areas where topographic, geologic, and/or surficial soil conditions indicate a significant danger to future occupants and a liability to the County are designated as “undevelopable” by the County.

**Uniform Building Code (UBC)** A national standard building code that sets forth minimum standards for construction.

**Uniform Housing Code (UHC)** State of California housing regulations governing the condition of habitable structures with regard to health and safety standards, and which provide for the conservation and rehabilitation of housing in accordance with the Uniform Building Code (UCB).

**Use** The purpose for which a lot or structure is or may be leased, occupied, maintained, arranged, designed, intended, constructed, erected, moved, altered, and/or enlarged in accordance with the County zoning ordinance and General Plan land use designations.

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

**Van pooling** A share-the-expense method of commutation for approximately ten people who work in the same place and have the same work hours.

**Variance** A departure from any provision of the zoning requirements for a specific parcel, except use, without changing the zoning ordinance or the underlying zoning of the parcel. A variance usually is granted only upon demonstration of hardship based on the peculiarity of the property in relation to other properties in the same zone district.

**Vehicle Miles Traveled (VMT)** A key measure of overall street and highway use. Reducing VMT is often a major objective in efforts to reduce vehicular congestion and achieve regional air quality goals.

**Very-low-income Household** A household with an annual income usually no greater than 50 percent of the area median family income adjusted by household size, as determined by a survey of incomes conducted by a city or county, or in the absence of such a survey, based on the latest available eligibility limits established by the U.S. Department of Housing and Urban Development (HUD) for the Section 8 housing program.

**View Corridor** The line of sight, identified as to height, width, and distance, of an observer looking toward an object of significance to the community (e.g., ridgeline, river, historic building); the route that directs the viewer's attention.

**Viewshed** The area within view from a defined observation point.

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

**Wastewater Irrigation** The process by which wastewater that has undergone appropriate treatment is used to irrigate land.

**Watercourse** Natural or once naturally flowing (perennially or intermittently) water, including rivers, streams, and creeks. Includes natural waterways that have been channelized, but does not include human-made channels, ditches, and underground drainage and sewer systems. Also called "Waterway."

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

**Wetlands** Land that qualifies as jurisdictional wetlands by displaying hydric soils, hydrophilic plants, and wetland hydrology as defined by the U.S. Army Corps of Engineers.

**Williamson Act** Known formally as the *California Land Conservation Act of 1965*, it was designed as an incentive to retain prime agricultural land and open space in agricultural use, thereby slowing its conversion to urban and suburban development. The program entails a ten-year contract between the City or County and an owner of land whereby the land is taxed on the basis of its agricultural use rather than its market value. The land becomes subject to certain enforceable restrictions, and certain conditions need to be met prior to approval of an agreement. Once land is placed in a Williamson Act contract, there is a ten-year rollout period should the landowner decide they no longer wish to continue its agricultural use.

**Zero Lot Line** A detached single-family unit distinguished by the location of one exterior wall on a side property line.

**Zone, Combining** A special purpose zone that is superimposed over the regular zoning map. Combining zones are used for a variety of purposes, such as airport compatibility, flood plain or wetlands protection, historic designation, historic district or special parking regulations.

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

**Zoning District** A designated section of a city or county for which prescribed land use requirements and building and development standards are uniform.

**Zoning Map** State of California Government Code 65851 permits a legislative body to divide a county, a city, or portions thereof, into zones of the number, shape, and area it deems best suited to carry out the purposes of the zoning ordinance. These zones are delineated on a map or maps, called the Zoning Map.