

# **GLOSSARY OF TERMS**

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- Acre-Foot.** The volume of water that will cover an area of one acre to a depth of one foot. An acre-foot of water equals approximately 326,000 gallons.
- Acre, Gross.** Area of a site calculated to the centerline of bounding streets and other public rights-of-way.
- Acre, Net.** The portion of a site that can actually be built upon. Not included in the net acreage of a site are public or private road rights-of-way, public open space, and flood ways.
- Ambient Conditions.** Initial background concentration sensed/measured at a monitoring/sampling site, as in air quality or noise.
- Aquifer.** A natural underground formation that is saturated with water, and from which water can be withdrawn.
- Army Corps of Engineers.** A federal agency responsible for the design and implementation of publicly-supported engineering projects. Any construction activity that involves filling a watercourse, pond, lake (natural or man-made), or wetlands (including seasonal wetlands and vernal pools), may require an ACOE permit.
- Arterials.** A vehicular right-of-way whose primary function is to carry through traffic in a continuous route across an urban area while also providing some access to abutting land.
- Attainment Area.** An area considered to have air quality as good as or better than federal air quality standards as defined in the federal Clean Air Act. An area may be an attainment area for one pollutant and a non-attainment area for others.
- Automobile-oriented Uses.** Land uses designed to accommodate customers who use autos to travel to the site, including automobile sales and service, building supplies and materials and drive-up or drive-through uses.
- Average Daily Traffic.** The number of vehicles passing a given point on a road going in a direction during a 24-hour period.
- Business Capitol District.** Includes Downtown and the Capitol complex.
- Bike Lane.** A corridor expressly reserved by markings for bicycles, existing on a street or roadway in addition to any lanes for use by motorized vehicles.
- Bike Path.** A paved route not on a street or roadway, expressly reserved for bicycles. Bike paths may parallel roads but typically are separated from them by landscaping.
- Biotic Diversity.** Species diversity - i.e., number of different species occurring in a location or under some condition.
- BLM.** U.S. Bureau of Land Management.
- Buildout.** That level of urban development characterized by full occupancy of all developable sites in accordance with the General Plan; the maximum probable level of development envisioned by the General Plan under specified assumptions about densities and intensities. Buildout does not assume that each parcel is developed to include all floor area or housing units possible under zoning regulations.

- Carbon Monoxide (CO).** A colorless, odorless gas, formed by the incomplete combustion of fuels, which is toxic because of its tendency to reduce the oxygen-carrying capacity of the blood.
- CIP.** Capital Improvement Program. The multiyear scheduling of public physical improvements based on studies of fiscal resources available and the choice of specific improvements to be constructed.
- Community Noise Equivalent Level.** A 24-hour energy equivalent level derived from a variety of single-noise events, with weighting factors of 5 and 10 db applied to the evening (7:00 to 10:00 p.m.) and nighttime (10:00 p.m. to 7:00 a.m.) periods, respectively, to allow for the greater sensitivity to noise during those hours. An alternative measure is day-night average sound level ( $L_{dn}$ ), the A-weighted average sound level for a given area (measured in decibels) during a 24-hour period with a 10 dB weighting applied to nighttime sound levels. The  $L_{dn}$  is approximately numerically equal to the CNEL for most environmental settings.
- Conservation.** The management of natural resources to prevent waste, destruction, or neglect.
- Critical Facility.** Facilities having a vital role in a potential emergency, the failure of which might prove catastrophic.
- Density, Gross.** The number of dwelling units per gross acre of developable residential land designated on the General Plan Diagram.
- Desibel (db).** A unit for measuring the volume of a sound.
- Design Capacity.** The capacity at which a street; water distribution pipe, pump or reservoir; or a wastewater pipe; or treatment plant is intended to operate.
- Development Fees.** Direct charges or dedications collected on a one-time basis for a service provided or as a condition of approval being granted by the local government.
- Easement.** A right given by the owner of land to another party for specific limited use of that land. An easement may be acquired by a government through dedication when the purchase of an entire interest in the property may be too expensive or unnecessary.
- Emission Factor.** The rate at which pollutants are emitted into the atmosphere by one source or a combination of sources.
- Endangered Species, Federal.** A species which is in danger of extinction throughout all or a significant portion of its range, other than the species of the Class I determined to constitute a pest whose protection under the provisions of the 1973 Endangered Species Act, as amended, would present an overwhelming and overriding risk to humans. The status is determined by the U.S. Fish and Wildlife Service and the Department of the Interior.
- Environment.** The physical conditions which exist within the area which will be affected by a proposed project including land, air, water, minerals, flora, fauna, ambient noise, and objects of historical or aesthetic significance. The area involved shall be the area in which significant effects would occur either directly or indirectly as a result of the project. The "environment" includes both natural and man-made conditions.
- EPA.** Environmental Protection Agency.

**Extraterritorial Zone.** By state law, an area outside a city's corporate limits in which the city has some planning, zoning, and subdivision authority.

**Extraterritorial Zoning Authority.** A land use decision-making body comprised of three county commissioners and two city councilors.

**Extraterritorial Zoning Commission.** An appointed body of seven members that reviews and votes on land use issues outside a city's corporate limits and makes recommendations to the EZA and county commission.

**Erosion.** The process by which material is removed from the earth's surface (including weathering, dissolution, abrasion, and transportation), most commonly by wind or water.

**Fault.** A fracture in the earth's crust forming a boundary between rock masses that have shifted. An active fault is a fault that has moved recently and which is likely to again. An inactive fault is a fault which shows no evidence of movement in recent geologic time and no potential for movement in the relatively near future.

**Federal Candidate Species, Category 1 (Candidate 1).** Species for which the U.S. Fish and Wildlife Service has sufficient biological information to support a proposal to list as Endangered or Threatened.

**Federal Candidate Species, Category 2 (Candidate 2).** Species for which existing information indicates that these species may warrant listing, but for which substantial biological information to support a proposed rule is lacking.

**Federal Flood Insurance.** Affordable flood insurance offered by the federal government to property owners whose communities participate in the National Flood Insurance Program.

**Floor Area, Gross.** The total horizontal area in square feet of all floors within the exterior walls of a building, but not including the area of unroofed inner courts or shaft enclosures.

**Floor Area Ratio.** The ratio between gross floor area of structures on a site and gross site area. Thus, a two-story building covering 50 percent of its site would have a FAR of 1.0.

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

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

**Habitat.** The natural environment of a plant or animal.

**Hazardous Material.** A material or form of energy that could cause injury or illness to persons, livestock, or the natural environment.

**Hazardous Waste.** Waste which requires special handling to avoid illness or injury to persons or damage to property. Includes, but is not limited to, inorganic mineral acids of sulfur, fluorine, chlorine, nitrogen, chromium, phosphorous, selenium, and arsenic and their common salts; lead, nickel, and mercury and their inorganic salts or metallo-organic derivatives; coal, tar acids such as phenol and cresols and their salts; and all radioactive materials.

**Household.** Person or persons living in one dwelling unit.

- Housing Unit, Multifamily.** Units with two or more housing units in one structure.
- Housing Unit, Single-Family Attached.** Single family units that are attached to other units with adjoining walls extending from ground to roof that separate it from other adjoining structures and form a property line. Each unit has its own heating system.
- Housing Unit, Single-Family Detached.** Single family units that are detached from any other house with open space on all four sides.
- Hydrocarbons (HC).** These gases represent unburned and wasted fuel. They come from incomplete combustion of gasoline and from evaporation of petroleum fuels.
- Impervious Surface.** Any material which reduces or prevents absorption of water into land.
- Indirect Source.** Any structure or installation which attracts an activity which creates emissions of pollutants. For example, a major employment center, a shopping center, an airport, or a stadium can all be considered to be indirect sources.
- Infill.** The development of new housing or other buildings on scattered vacant lots in a built-up area or on new building parcels created by permitted lot splits.
- Infiltration.** The introduction of underground water, such as groundwater, into wastewater collection systems. Infiltration results in increased wastewater flow levels.
- Infrastructure.** Permanent utility installations, including roads, water supply lines, sewage collection pipes, and power and communications lines.
- Intersection Capacity.** The maximum number of vehicles that has a reasonable expectation of passing through an intersection in one direction during a given time period under prevailing roadway and traffic conditions.
- Land Use.** The purpose or activity for which a piece of land or its buildings is designed, arranged, or intended, or for which it is occupied or maintained.
- Liquefaction.** A sudden large decrease in the shearing resistance of a cohesionless soil, caused by a collapse of the structure by shock or strain, and associated with a sudden but temporary increase of the pore fluid pressure.
- LOS.** Level of Service The different operating conditions which occur in a lane or roadway when accommodating various traffic volumes. A qualitative measure of the effect of traffic flow factors such as special travel time, interruptions, freedom to maneuver, driver comfort, and convenience, and indirectly, safety and operating cost. Levels of service are usually described by a letter rating system of A through F, with LOS A indicating stable traffic flow with little or no delays and LOS F indicating excessive delays and jammed traffic conditions.
- Mitigation Measure.** Action taken to reduce or eliminate environmental impacts. Mitigation includes: avoiding the impact altogether by not taking a certain action or parts of an action; minimizing impacts by limiting the degree or magnitude of the action and its implementation; rectifying the impact by repairing, rehabilitating, or restoring the affected environment; reducing or eliminating the impact over time by preservation and maintenance during the life of the action; and compensating for the impact by replacing or providing substitute resources or environments.

- Mobile Sources.** A source of air pollution that is related to transportation vehicles, such as automobiles or buses.
- Nitrogen Dioxide (NO<sub>2</sub>).** A reddish brown gas that is a byproduct of the combustion process and is a key component in the ozone production process.
- Nitrogen Oxides (NO<sub>x</sub>).** Chemical compounds containing nitrogen and oxygen which react with volatile organic compounds in the presence of heat and sunlight to form ozone. It is also a major precursor to acid rain.
- Non-point Source.** A pollutant source introduced from dispersed points and lacking a single, identifiable origin. Examples include automobile emissions or urban run-off.
- 100-Year Flood.** That flood event which has a one percent chance of occurrence in any one year.
- Open Space.** Any parcel or area of land or water which is essentially unimproved and devoted to an open-space use as defined in the General Plan or designated on a local, regional, or state open-space plan as one of the four types of open space defined by state planning law.
- Oxidant.** The production of photochemical reactions in the atmosphere between reactive organic gases and oxides of nitrogen.
- Ozone.** A compound consisting of three oxygen atoms, that is the primary constituent of smog. It is formed through chemical reactions in the atmosphere involving volatile organic compounds, nitrogen oxides, and sunlight. Ozone can initiate damage to the lungs as well as damage to trees, crops, and materials. There is a natural layer of ozone in the upper atmosphere which shields the earth from harmful ultraviolet radiation.
- Peak Hour Traffic.** The number of vehicles passing over a designated section of a street during the busiest one-hour period during a 24-hour period.
- Pedestrian-oriented Development.** Development designed with an emphasis on the street sidewalk and on pedestrian access to the building, rather than an auto access and parking areas.
- Percent Slope.** A common way of expressing the steepness of the slope of terrain, which is derived by dividing the change in elevation by the horizontal distance traversed. An increase of 20 feet elevation over a 100 foot distance is a 20 percent slope.
- Planning Area.** The city and the land outside its boundaries that bear relation to its planning.
- PM-10.** The current standard for measuring the amount of solid or liquid matter suspended in the atmosphere ("particulate matter including dust"). Refers to the amount of particulate matter over 10 micrometers in diameter. The smaller PM-10 particles penetrate to the deeper portions of the lung, affecting sensitive population groups such as children and people with respiratory diseases.
- Point Source.** A source of pollutants which may be traced to a discrete point of emission.
- Rare Species.** A condition in which a species or subspecies, although not currently threatened with extinction, exists in such small numbers throughout its range that it may be endangered if the quality of its environment worsens.

**Response Time.** The amount of time for an emergency services response, measured from the time of the distress call until arrival on the scene.

**Retention Area.** A pond, pool, lagoon, or basin used for the storage of water runoff.

**Richter Scale.** A logarithmic scale developed in 1935/36 by Dr. Charles F. Richter and Dr. Beno Gutenberg to measure earthquake magnitude by the amount of energy released, as opposed to earthquake intensity as determined by local effects on people, structures, and earth materials.

**Right-of-way.** A strip of land acquired by reservation, dedication, forced dedication, prescription, or condemnation and intended to be occupied or actually occupied by a road, crosswalk, railroad, electric transmission lines, oil or gas pipeline, water line, sanitary storm sewer, or other similar use.

**Riparian.** Pertaining to the bank of a natural course of water, whether seasonal or annual. Riparian habitat is defined by the surrounding vegetation or presence of known wildlife movement pathways; it borders or surrounds a waterway.

**RPA.** Resource Protection Area. RPAs contain the most sensitive and vulnerable habitats that require protection. They are located along riparian corridors that provide important habitat for plants and animals and movement corridors for wildlife. RPAs are designated as no-build and no-disturbance areas.

**Sedimentation.** Process by which material suspended in water is deposited in a body of water.

**Sensitive Receptors.** Members of the population who are most sensitive to air quality include children, the elderly, the acutely ill, and the chronically ill. The term "sensitive receptors" can also refer to the land use categories where these people live or spend a significant amount of time. Such areas include residences, schools, playgrounds, child care centers, hospitals, retirement homes, and convalescent homes.

**Siltation.** The process of silt deposition. Silt is a loose sedimentary material composed of finely divided particles of soil or rock, often carried in cloudy suspension in water.

**Solid Waste.** Unwanted or discarded material, including garbage, with insufficient liquid content to be free flowing.

**SRA.** Sensitive Resource Area. SRAs contain sites that could potentially include habitat for sensitive species of plants and animals. Development is permitted on sites with SRA designation, in accordance with established procedures and standards.

**Stationary Source.** A source of air pollution that is not mobile, such as a heating plant or an exhaust stack from a laboratory.

**Subdivision.** The division of a lot, tract, or parcel of land into two or more lots, tracts, parcels, or other divisions of land for sale, development, or lease.

**Subsidence.** The gradual sinking of land as a result of natural or man-made causes.

**Sulfur Dioxide (SO<sub>2</sub>).** A heavy, pungent, colorless air pollutant formed primarily by the combustion of fossil fuels. It is a respiratory irritant, especially for asthmatics and is the major precursor to the formation of acid rain.

**Sustainability.** The societal condition in which natural and social systems survive and thrive together indefinitely. The concept incorporates the following relevant points:

1. Requires the necessity for a close integration of social, economic and environmental policy;
2. Societal sustainability can be achieved only by respecting the natural community of other (non-human) species and eco-systems;
3. Sustainability is an ethical approach to politics, policy, and individual behavior which embraces trusteeship of the future of human and non-human life; and
4. Envisions a democracy attended to community interests and community empowerment.
  - cooperation not competition
  - redevelopment (infill) instead of exploitation (sprawl)
  - establishing upper carrying capacities population or levels of use for every species and system. Maintaining a population level appropriate to place instead of continual growth.

**Threatened Species, Federal.** A species which is likely to become an endangered species within the foreseeable future throughout all or a significant portion of its range.

**Trip Generation.** The number of vehicle trip ends associated with (i.e., produced by) a particular land use or traffic study site. A trip end is defined as a single vehicle movement. Roundtrips consist of two trip ends.

**Transportation Systems Management .** Measures designed to reduce peak-period auto traffic by making a more efficient use of existing resources and emphasizing transit, ridesharing, and nonautomobile alternatives.

**Vehicle Miles Traveled.** A measure of both the volume and extent of motor vehicle operation; the total number of vehicle miles traveled within a specified geographical area (whether the entire country or a smaller area) over a given period of time.

**Viewshed.** The geographic area from which a site is visible, a collection of viewpoints.

**Volume-to-Capacity Ratio.** In reference to public services or transportation, ratio of peak hour use to capacity.

**Waste Stream.** All solid, semisolid, and liquid wastes including garbage, refuse, paper, rubbish, ashes, industrial wastes, demolition and construction wastes, abandoned vehicles and parts thereof, discarded home and industrial appliances, manure, vegetable or animal solid and semisolid wastes.

**Wetlands.** An area at least periodically wet or flooded, where the water table stands at or above the land surface (bogs and marshes). Also those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas.

**Wildlife Corridors.** A natural corridor, such as an undeveloped ravine, that is frequently used by wildlife to travel from one area to another.



**Xeric.** Vegetation requiring only a small amount of moisture.

**Zoning District.** A specifically delineated area on a zoning map within which regulations and requirements uniformly govern the use, placement, spacing, and size of buildings, open spaces, and other facilities.

