

GLOSSARY AND REFERENCES

GLOSSARY

Note: This Glossary Is Provided for Informational Purposes Only and Is Not Adopted as a Part of the Goleta General Plan/Coastal Land Use Plan

A

Access/Egress	The ability to enter a site from a roadway and exit a site onto a roadway by motorized vehicle.
Accessible Housing	Units accessible and adaptable to the needs of the physically disabled.
Acoustical study	A study conducted by an acoustical engineer or other qualified professional that identifies existing and potential noise exposure including noise sources, magnitudes, and potential noise mitigation measures.
Active Solar System	A system that uses a mechanical device, such as pumps or fans run by electricity in addition to solar energy, to transport air or water between a solar collector and the interior of a building for heating or cooling. (See " <u>Passive Solar System.</u> ")
ADT	Average Daily Traffic
Adverse Impact	A negative consequence for the physical, social, or economic environment resulting from an action or project.
af	acre-feet
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.
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 generally considered "affordable" when a household pays less than 30 percent of its gross monthly income (GMI) for housing including utilities.
afy	acre-feet/year
AIA	Airport Influence Area
Air Rights	The right granted by a property owner to a buyer to use space above an existing right-of-way or other site, usually for development.
Airport-related Use	A use that supports airport operations including, but not limited to, aircraft repair and maintenance, flight instruction, and aircraft chartering.
Alquist-Priolo Special Studies Zone Act, Earthquake Fault Zone	A state designated seismic hazard zone along traces of potentially and recently active faults, in which specialized geologic investigations must be prepared prior to approval of certain types of new development.
Alternative Paving Materials	Road surfacing materials other than asphalt or concrete that are selected to reduce one or more environmental impacts. Examples include rubberized asphalt, which results in lower roadway noise levels, and permeable concrete to decrease runoff.
ALUC	Airport Land Use Commission
ALUP	Airport Land Use Plan

Ambient	Surrounding on all sides; used to describe measurements of existing conditions with respect to water, noise, air, and other environments.
Annexation	To incorporate a land area into an existing district or municipality, with a resulting change in the boundaries of the annexing jurisdiction.
AOA	Airport Operating Area
Approach Zone	The air space at each end of a landing strip that defines the glide path or approach path of an aircraft and that should be free from obstruction.
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.
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); as applied to Goleta "area" means the county. (See "Income Limits")
Area of Interest, Planning Area	That area having a direct physical and social influence on the city's territory, where actions of other jurisdictions may have impacts on Goleta. Not all of the Planning Area is appropriate for annexation.
Article 34 Referendum	Article 34 of the Constitution of the State of California requires passage of a referendum within a city or county for approval of the development or acquisition of a publicly financed housing project where more than 49 percent of the units are set aside for low-income households.
Articulation, Building	Variation in the depth of the wall planes, rooflines, or heights of a structure that breaks up plain, monotonous areas and creates patterns of light and shadow.
Assessment District	(See " <u>Benefit Assessment District.</u> ")
Assisted Housing	Generally multi-family rental housing, but sometimes single-family ownership units, whose construction, financing, sales prices, or rents have been subsidized by federal, state, or local housing programs.
AT	Juan Bautista de Anza National Historic Trail
Attainment	Compliance with State and federal ambient air quality standards within an air basin. (See " <u>Non-attainment.</u> ")
Avigation Easement	An easement into the air-space above a property, usually near an airport, that acknowledges and allows low-altitude overflights by aircraft.
B	
Base Flood	In any given year, a 100-year flood that has 1 percent likelihood of occurring, and is recognized as a standard for acceptable risk.
Beach Erosion or Beach Scour	A loss of sand from the beach resulting in a noticeable decrease in the width of the beach and/or a flattening and lowering (deflation) of the beach. Beach erosion can be event-specific (i.e. from a single storm or high-wave event), seasonal, or chronic (long-term without a complete recovery of the beach).
Below-market-rate (BMR) Housing Unit	<ol style="list-style-type: none"> (1) Any housing unit specifically priced to be sold or rented to low- or moderate-income households for an amount less than the fair-market value of the unit. Both the State of California and the U.S. Department of Housing and Urban Development set standards for determining which households qualify as "low income" or "moderate income." (2) The financing of housing at less than prevailing interest rates.

Benefit Assessment District	An area within a public agency's boundaries that receives a special benefit from the construction of one or more public facilities. A Benefit Assessment District has no 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 (for example, a downtown, or the grounds and landscaping of a specific area) by contributing their fair share of the construction and/or installation and operating costs.
Bicycle Lane (Class II facility)	A corridor expressly reserved for bicycles, existing on a street or roadway in addition to any lanes for use by motorized vehicles.
Bicycle Path (Class I facility)	A paved route not on a street or roadway and expressly reserved for bicycles traversing an otherwise unpaved area. Bicycle paths may parallel roads but typically are separated from them by landscaping.
Bicycle Route (Class III facility)	A facility shared with motorists and identified only by signs, a bicycle route has no pavement markings or lane stripes.
Bikeways	A term that encompasses bicycle lanes, bicycle paths, and bicycle routes.
BLEVEs	Boiling Liquid Expanding Vapor Explosions
Blight	A condition of a site, structure, or area that may cause nearby buildings and/or areas to decline in attractiveness and/or utility. The Community Redevelopment Law (Health and Safety Code, Sections 33031 and 33032) contains a definition of blight used to determine eligibility of proposed redevelopment project areas.
Bluff Retreat	The erosion by mass wasting of the coastal bluff. Bluff retreat is episodic and typically occurs following a period of wave-induced erosion at the base of the bluff.
BMPs	best management practices
BMR	below market rate
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.
Brownfield	An area with abandoned, idle, or under-used industrial and commercial facilities where expansion, redevelopment, or reuse is complicated by real or perceived environmental contamination. (See " <u>Greenfield.</u> ")
Buffer Zone	(1) An area of land separating two distinct land uses that acts to soften or mitigate the effects of one land use on the other. (2) An area of land adjacent to a sensitive habitat such as a creek within which limitations are placed on development or alteration of the land and natural vegetation.
Building	Any structure enclosed by walls and a roof and used or intended for supporting or sheltering any use or occupancy.
Building Height	The vertical distance from the existing or natural grade or elevation of the ground beneath a building at any point within the building footprint to the highest point of the building above that point. Certain architectural features or appurtenances may not be included in the calculation of building height.
Buildout; Build-out	Development of land relative to its full potential or theoretical capacity as permitted under the land use plan designations. Full (or 100%) buildout represents the maximum potential capacity. (See " <u>Carrying Capacity.</u> ")

Business Services A subcategory of commercial land use that permits establishments primarily engaged in rendering services to other business establishments on a fee or contract basis, such as advertising and mailing; building maintenance; personnel and employment services; management and consulting services; protective services; equipment rental and leasing; photo finishing; copying and printing; travel; office supply; and similar services.

C

California Environmental Quality Act (CEQA)	A State law requiring State and local agencies to consider potential environmental effects and mitigations prior to taking actions that are defined as discretionary. If a proposed activity has the potential for a significant adverse environmental impact, an Environmental Impact Report (EIR) must be prepared and certified as to its adequacy before taking action on the proposed project. A "program EIR" was prepared for this General Plan / Coastal Land Use Plan.
California Housing Finance Agency (CHFA)	A State agency, established by the Housing and Home Finance Act of 1975, which is authorized to sell revenue bonds and generate funds for the development, rehabilitation, and conservation of low-and moderate-income housing.
Caltrans	California Department of Transportation.
Capital Improvements Program (CIP)	A program administered by a city government and reviewed by its planning commission, which schedules permanent improvements, usually for a minimum of five years in 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.
Carrying Capacity	Used in determining the potential 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 " <u>Buildout.</u> ")
CCP	County Census Place
CCT	California Coastal Trail
CDBG	Community Development Block Grant
CDFG	California Department of Fish and Game
CDP	Census Defined Place
Census	An enumeration of population, economic activity, or other variable. Usually refers to the official decennial enumeration of population conducted by the U.S. Bureau of the Census.
CEQA	California Environmental Quality Act
Channelization	(1) The straightening and/or deepening of a watercourse for purposes of storm-runoff control or ease of navigation. Channelization often includes lining of stream banks with a retaining material such as concrete. (2) At the intersection of roadways, the directional separation of traffic lanes through the use of curbs or raised islands that limit the paths that vehicles may take through the intersection.
CIP	Capital Improvement Program
Circulation System	A network of transit, automobile, bicycle, and pedestrian rights-of-way that connect origins and destinations.
Clear Zone	That section of an approach zone of an airport where the plane defining the glide path is 50 feet or less above the centerline of the runway. The clear zone ends where the height of the glide path above ground level is above 50 feet. Land use under the clear zone is restricted.

Cliff Retreat or Sea Cliff Retreat	See bluff retreat.
Clustered Development	Development in which a number of dwelling units are placed in closer proximity than usual, or are attached, with the purpose of retaining a common open space area.
CNEL	Community Noise Equivalent Level. The 24-hour average noise level with noise occurring during evening hours (7 - 10 pm) weighted by a factor of three and nighttime hours weighted by a factor of 10 prior to averaging.
CNEL	Community Noise Equivalent Level
CNPS	California Native Plant Society
Coastal Access: Lateral and Vertical	Lateral coastal access is the right of access and use by the public of areas that are generally along and parallel to the shoreline. Vertical access is the right of access and use by the public of areas that generally run perpendicular to the shoreline that provide access to beach and shoreline areas from public street rights-of-way. Both access ways are secured for public use by the granting and recordation of access easements or by offers to dedicate such access. (See Offer to Dedicate (OTD)).
Coastal Act	California Coastal Act
Coastal Armoring	A structure placed along the shoreline or coastal bluff that is designed to prevent coastal erosion or coastal bluff retreat. Examples include seawalls, revetments, and rip rap.
Coastal Erosion	A landward displacement of the shoreline including coastal bluff retreat or erosion of the coastal dunes.
Coastal Land Use Plan (LUP)	The relevant portion of a local government general plan or coastal element that details type, location, and intensity of land use, applicable resource protection and development policies, and, where necessary, implementation actions.
Commercial	A land use classification that permits facilities for the buying and selling of commodities and services.
Community Care Facility	Elderly housing licensed by the State Health and Welfare Agency, Department of Social Services, typically for residents who are frail and need supervision. 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. Sometimes referred to as residential care or personal care. (See " <u>Congregate Care.</u> ")
Community Child Care Agency	A non-profit agency established to organize community resources for the development and improvement of child care services.
Community Development Block Grant (CDBG)	A grant program administered by the U.S. Department of Housing and Urban Development (HUD) on a formula basis for entitlement communities such as Goleta, and by the State Department of Housing and Community Development (HCD) for non-entitled jurisdictions. This grant allots money to cities and counties for housing rehabilitation and community development, including public facilities and economic development.
Community Facilities District	Under the Mello-Roos Community Facilities Act of 1982 (Government Code Section 53311 <i>et seq.</i>), 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 weighting factors of 5 and 10 dBA applied to the evening (7 PM to 10 PM) and nighttime (10 PM to 7 AM) periods, respectively, to allow for the greater sensitivity to noise during these hours.

Community Park	Land with full public access intended to provide recreation opportunities beyond those supplied by neighborhood parks. Community parks are larger in scale than neighborhood parks but smaller than regional parks.
Community Redevelopment Agency (CRA)	A local agency, such as the Goleta Redevelopment Agency, created under California Community Redevelopment Law to exercise the powers granted to such an agency for the purpose of planning, developing, re-planning, redesigning, clearing, reconstructing, and/or rehabilitating all or part of a specified area with residential, commercial, industrial, and/or public (including recreational) structures and facilities. The redevelopment agency's plans must be compatible with the adopted general plan.
Community Service Area	A geographic subarea of a city or county used for the planning and delivery of parks, recreation, and other human services based on an assessment of the service needs of the population in that subarea.
Concurrency	Installation and operation of (or financing of) facilities and services needed to meet the demands of new development simultaneous with the development.
Conditional Use Permit (CUP)	Pursuant to the zoning ordinance, a conditional use permit (CUP) may authorize uses not routinely allowed on a particular site. CUPs require a public hearing and if approval is granted, the applicant is usually subject to the fulfillment of certain conditions. Approval of a CUP is not a change in zoning.
Condominium	A structure of two or more units, the interior spaces of which are individually owned; the balance of the property (both land and building) is owned in common by the owners of the individual units. (See " <u>Townhouse.</u> ")
Congestion Management Plan (CMP)	A mechanism employing growth management techniques, including traffic level of service 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.
Congregate Care	Apartment housing, usually for seniors, in a group setting that includes independent living and sleeping accommodations in conjunction with shared dining and recreational facilities. (See " <u>Community Care Facility.</u> ")
Conservation	The management of natural resources to prevent waste, destruction, or degradation. (See " <u>Conservation Element.</u> ")
Consistency, Consistent With	Free from significant variation or contradiction. The various diagrams, text, goals, policies, and programs in the general plan must be consistent with each other, not contradictory or preferential. The term "consistent with" is used interchangeably with "conformity with." The courts have held that the phrase "consistent with" means "agreement with; harmonious with." Webster defines "conformity with" as meaning harmony, agreement when used with "with." The term "conformity" means in harmony therewith or agreeable to (Sec 58 Ops.Cal.Atty.Gen. 21, 25 [1975]). California State law also requires that a general plan be internally consistent and also requires consistency between a general plan and implementation measures such as the zoning ordinance.
CP	Coastal Land Use Plan (also LUP)
CPI	Consumer Price Index
Critical Facilities	Facilities housing or serving many people, which are necessary in the event of an earthquake, flood, or similar emergency, such as hospitals, fire, police, and emergency service facilities, utility "lifeline" facilities, such as water, electricity, and gas supply, sewage disposal, and communications and transportation facilities.
Cul-de-sac	A short street or alley with only a single means of ingress and egress at one end and with a large turnaround at its other end.

Cumulative Impact	As used in CEQA, the total impact resulting from the accumulated impacts of individual projects or programs over time.
D	
Day-Night Average Sound Level or Day-Night Noise Level	See Ldn.
dBA	The "A-weighted" scale for measuring sound in decibels; weighs or reduces the effects of low and high frequencies in order to simulate human hearing. Every increase of 10 dBA doubles the perceived loudness though the noise is actually ten times more intense.
Decibel or dB	Decibel; a unit used to express the relative intensity of a sound as it is heard by the human ear.
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, Fee 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	<p>(1) In fire fighting and prevention, a 30-foot area of non-combustible surfaces separating urban and wildland areas.</p> <p>(2) In urban areas, open spaces, entry points, and pathways configured to provide maximum opportunities to rightful users and/or residents to defend themselves against intruders and criminal activity.</p>
Density Bonus	The allocation of development rights that allow a parcel to accommodate additional square footage or additional residential units beyond the maximum for which the parcel is zoned, usually in exchange for the provision or preservation of an amenity at the same site or at another location. Senate Bill 1818 (Section 65915 of the Government Code) requires local communities to grant a density bonus of up to 35% for housing developments that include low-income or senior housing
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.
Density, Control of	A limitation on the occupancy of land. Density can be controlled through zoning in the following ways: use restrictions, minimum lot-size requirements, floor area ratios, land use-intensity ratios, setback and yard requirements, minimum house-size requirements, ratios comparing number and types of housing units to land area, limits on units per acre, and other means. Allowable density often serves as the major distinction between residential districts.
Density, Employment	A measure of the number of employed persons per specific area (for example, employees/acre).
Density, Residential	The number of residential dwelling units per acre of land. Densities specified in the General Plan may be expressed in units per gross acre or per net developable acre. (See "Acres, Gross," and "Developable Acres, Net.") Gross density is the number of units in an area divided by the total amount of acres. Net density is the number of units in an area divided by the total acres in lots—excluding right of ways. In the City of Goleta General Plan, the number of units are measured on the basis of the structural design of the buildings, not including second units that are integrated into single-family structures.

Design Review	The comprehensive evaluation of a development and its impact on neighboring properties and the community as a whole, from the standpoint of site and landscape design, architecture, materials, colors, lighting, and signs, in accordance with a set of adopted criteria and standards. Design Review refers to a system established, either within the zoning ordinance or by separate means, whereby projects are reviewed against certain standards and criteria by a specially established design review board or committee.
Detachment	Withdrawal of territory from a special district or city.
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 which 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 and may or may not allow for the controlled release of water. In some cases, the water is allowed to seep into the permeable banks or gravel strata in the foundation. 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. Some communities calculate density based on gross acreage. Public or private road rights-of-way are not included in the net developable acreage of a site.
Developable Land	Land 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	An individual who or business that prepares raw land for the construction of buildings or causes to be built physical building space for use primarily by others, and in which the preparation of the land or the creation of the building space is in itself a business and is not incidental to another business or activity.
Development	Development means, on land, in or under water, the placement or erection of any solid material or structure, discharge or disposal of any dredged material or of any gaseous, liquid, solid, or thermal waste; grading, removing, dredging, mining, or extraction of any materials; change in the density or intensity of use of land, including, but not limited to, subdivision pursuant to the Subdivision Map Act, and any other division of land, including lot splits, except where the land division is brought about in connection with the purchase of such land by a public agency for public recreational use, change in the intensity of use of water, or of access thereto; construction, reconstruction, demolition, or alteration of the size of any structure, including any facility of any private, public, or municipal utility; and the removal or harvesting of major vegetation other than for agricultural purposes, kelp harvesting, and timber operations which are in accordance with a timber harvesting plan submitted pursuant to the provisions of the Z'berg-Nejedly Forest Practices Act of 1973. As used in this section, "structure" includes, but is not limited to, any building, road, pipe, flume, conduit, siphon, aqueduct, telephone line, and electrical power transmission and distribution line.
Development Agreement	A legislatively-approved contract between a jurisdiction and a person having legal or equitable interest in real property within the jurisdiction (California Government Code Section 5865 <i>et seq.</i>) that "freezes" certain rules, regulations, and policies applicable to development of a property for a specified period of time, usually in exchange for certain concessions by the owner.
Development Fee	(See " <u>Impact Fee.</u> ")
Development Rights	The right to develop land by a landowner 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 may be expressed in terms of density allowed under existing zoning. (See " <u>Interest, Fee.</u> ", " <u>Interest, Less-than-fee.</u> " and "Development Rights, Transfer of (TDR).")

Development Rights, Transfer of (TDR)	Also known as "Transfer of Development Credits," a program that can relocate potential development from areas where proposed land use or environmental impacts are considered undesirable (the "donor" site) to another ("receiver") site chosen on the basis of its ability to accommodate additional units of development beyond that for which it was zoned, with minimal environmental, social, and aesthetic impacts. (See "Development Rights.")
DIMFs	Development Impact Mitigation Fees
Discretionary Action	As used in CEQA, an action taken by a governmental agency that calls for the exercise of judgment in deciding whether to approve and/or how to carry out a project.
DOF	California Department of Finance
Duplex	A detached building under single ownership that is designed for occupation as the residence of two families living independently of each other.
Dwelling Unit	A room or group of rooms (including sleeping, eating, cooking, and sanitation facilities, but not more than one kitchen), which constitutes an independent housekeeping unit, occupied or intended for occupancy by one household.

E

Easement	Usually the right to use property owned by another for specific purposes or to gain access to another property. For example, utility companies often have easements on the private property of individuals to be able to install and maintain utility facilities.
Easement, Conservation	A tool for acquiring open space with less than full-fee purchase, whereby a public agency buys only certain specific rights from the land owner. These may be positive rights (providing the public with the opportunity to hunt, fish, hike, or ride over the land), or they may be restrictive rights (limiting the uses to which the land owner may devote the land in the future.)
Easement, Scenic (or Open Space)	A tool that allows a public agency to use an owner's land for scenic enhancement, such as roadside landscaping or vista preservation.
Ecosystem	An interacting system formed by a biotic community and its physical environment.
EIR	Environmental Impact Report
Elderly	Persons age 62 and older. (See " <u>Seniors.</u> ")
Elderly Housing	Typically one- and two-bedroom apartments or condominiums designed to meet the needs of persons 62 years of age and older or, if more than 150 units, persons 55 years of age and older, and restricted to occupancy by persons within these age categories. (See " <u>Congregate Care.</u> ")
Emergency Shelter	Emergency shelter means housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or household may be denied emergency shelter because of an inability to pay. (<i>Amended by Reso. 09-32, 5/19/09</i>)
EMID	Embarcadero Municipal Improvement District
Eminent Domain	The right of a governmental entity to acquire private property for public use by condemnation, and the payment of just compensation.
Emission Standard	The maximum amount of pollutant legally permitted to be discharged from a single source, either mobile or stationary.
EMT	Ellwood Marine Terminal
Encourage, v.	To stimulate or foster a particular condition through direct or indirect action by the private sector or government agencies.
Enhance, v.	To improve existing conditions by increasing the quantity or quality of beneficial uses or features.

Environment	CEQA defines environment as "the physical conditions which exist within the area which will be affected by a proposed project, including land, air, water, mineral, flora, fauna, noise, and objects of historic or aesthetic significance."
Environmental Impact Report (EIR)	A report required of general plans by the California Environmental Quality Act (CEQA) and which assesses all the environmental characteristics of an area and determines what effects or impacts will result if the area is altered or disturbed by a proposed action.
Environmental Impact Statement (EIS)	Under the National Environmental Policy Act, a statement on the effect of development proposals and other major actions that significantly affect the environment.
Environmentally Sensitive Habitat Area (ESHA)	Any area in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which could be easily disturbed or degraded by human activities and developments.
EOF	Ellwood Onshore Oil and Gas Processing Facility
EPA	U.S. Environmental Protection Agency
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.
ESHA	Environmentally Sensitive Habitat Areas
Exaction	A contribution or payment required as an authorized precondition for receiving a development permit; usually refers to mandatory dedication (or fee in lieu of dedication) requirements found in many subdivision regulations.
Expansive Soils	Soils that swell when they absorb water and shrink as they dry.
Extremely Low Income Households	Government Code Section 65583(a) requires local housing elements to provide "Documentation of projections and a quantification of the locality's existing and projected housing needs for all income levels, including extremely low income households (GC 65583 (a)(1))." Extremely low income is a subset of the very low-income regional housing need and is defined as households earning less than 30% of the median household income. <i>(Amended by Reso. 09-32, 5/19/09)</i>

F

Fair Market Rent	The rent, including utility allowances, determined by the United States Department of Housing and Urban Development for 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 a group of persons living together who constitute a bona fide single-family housekeeping unit in a dwelling unit, not including a fraternity, sorority, club, or other group of persons occupying a hotel, lodging house or institution of any kind [California].
FAR	Floor Area Ratios
Fault	A fracture in the earth's crust forming a boundary between rock masses that have shifted.
Feasible	(1) Capable of being done, executed, or managed successfully from the standpoint of the physical and/or financial abilities of the implementer(s). (2) Capable of being implemented because the industrial, mechanical, or application technology exists.
FEMA	Federal Emergency Management Agency

Fire Hazard Zone	An area where, due to slope, fuel, weather, or other fire-related conditions, the potential loss of life and property from a fire necessitates special fire protection measures and planning before development occurs.
Fire-resistive	Able to withstand specified temperatures for a certain period of time, such as a one-hour fire wall; not fireproof.
FIRM	Flood Insurance Rate Maps
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 projects.
Flag Lot	A lot that is located behind another lot or lots, has street access only via a long driveway corridor, and does not have a standard street frontage.
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 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.
Flood, 100-Year	The magnitude of a flood expected to occur on the average every 100 years, based on historical data. The 100-year flood has a 1/100, or one percent, chance of occurring in any given year.
Floodway	The channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the "base flood" without cumulatively increasing the water surface elevation more than one foot. No development is allowed in floodways.
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 sq. ft. of land area, a Floor Area Ratio of 1.0 will allow a maximum of 10,000 gross sq. ft. of building floor area to be built. On the same site, an FAR of 1.5 would allow 15,000 sq. ft. of floor area; an FAR of 2.0 would allow 20,000 sq. ft.; and an FAR of 0.5 would allow only 5,000 sq. ft. As 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.
Floor Area, Gross	The sum of the horizontal areas of the several floors of a building measured from the exterior face of exterior walls, or from the centerline of a wall separating two buildings, but generally not including any space where the floor-to-ceiling height is less than six feet. Specific types of space (e.g., elevator shafts, parking decks) may be excluded from the calculation of gross floor area.
Footprint; Building Footprint	The outline of a building at all of those points where it meets the ground.
G	
Gateway	A point along a roadway entering a city or county at which a motorist gains a sense of having left the environs and of having entered the city or county.
Geologic Review	The analysis of geologic hazards, including all potential seismic hazards, surface ruptures, liquefaction, slope instability, and the potential for erosion and sedimentation.
GIS	Geographic Information System

Goleta Census Defined Place (CDP)	An area defined by the US Census Bureau for the 2000 Census that includes the most of the developed area of the Goleta Valley excluding Isla Vista (which is its own Census Defined Place), UCSB and the Santa Barbara Airport. This area includes most, but not all, of the area currently incorporated as the City of Goleta.
Goleta Valley	The general area extending from the western City Limits of the City of Santa Barbara to the Western City Limits of the City of Goleta. This definition includes Isla Vista, the Santa Barbara Airport and the University of California at Santa Barbara (UCSB).
Good Cause	<p>The good cause finding is a finding of public or community necessity, e.g., a better site or architectural design that will result in better resource protection, will provide a significant community benefit, and/or does not create an adverse impact to the community character, aesthetics, or public views. Standards for analysis include:</p> <ol style="list-style-type: none"> a. Conceptual drawings (basic site plan and elevations) of the proposal that meet the standards in the land use tables for review by the DRB and Planning Commission; b. At the discretion of the DRB and/or Planning Commission, conceptual plans may be request for one (1) other version of the project that comes closer to meeting the standard(s) in the tables; c. At the discretion of the DRB and/or Planning Commission, story poles and/or visual simulations may be requested, including those that reflect the proposal that meets the standards; and d. The use proposed should meet a public or community need or goal, e.g., senior affordable or other affordable housing, recreational facilities open to the public, non-profit facilities that serve the public, preservation or restoration of a historic structure or resource, and/or projects that have negligible impacts and do not require significant use of public and/or natural resources. <i>(Amended by Reso. 08-30, 6/17/08 and Reso. 09-32, 5/19/09)</i>
Government Code	California Government Code
GP	General Plan
Granny Flat	(See " Second Unit. ")
Grasslands, Native	Open areas in which native grasses are the predominant vegetation. Native grasslands are a rare habitat type on the south coast of Santa Barbara County.
Green Building Standards	Green building is the practice of: 1) increasing the efficiency with which buildings and their sites use and harvest energy, water, and materials, and 2) reducing building impacts on human health and the environment, through better siting, design, construction, operation, maintenance, and removal of health hazards over the complete building life cycle.
Greenfield	Farmland and open areas where there has been no prior industrial or commercial activity, and therefore where the threat of contamination is much lower than in urbanized areas.
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 ("aquifers").
Group Quarters	A residential living arrangement, other than the usual house, apartment, or mobile home, in which two or more unrelated persons share living quarters and cooking facilities. Institutional group quarters include nursing homes, orphanages, and prisons. Non-institutional group quarters include dormitories, shelters, and large boardinghouses.
Growth Management	The use by a community of a wide range of techniques in combination to determine the amount, type, and rate of development desired by the community and to channel that growth into designated areas. Growth management policies can be implemented through growth rates, zoning, capital improvement programs, public facilities ordinances, urban limit lines, standards for levels of service, and other programs.
GSD	Goleta Sanitary District

Guidelines	General statements of policy direction around which specific details may be later established.
GUSD	Goleta Unified School District
GWD	Goleta Water District
GWSD	Goleta West Sanitary District

H

H₂S	Hydrogen Sulfide
H₂S-rich	Sour (Gas)
Habitat	The physical location or type of environment in which an organism or biological population lives or occurs.
HACSB	Housing Authority of the County Santa Barbara
Handicapped	A person determined to have a physical impairment or mental disorder expected to be of long or indefinite duration. Many such impairments or disorders are of such a nature that a person's ability to live independently can be improved by appropriate housing conditions.
Hazardous Material	Any substance that, because of its quantity, concentration, or physical or chemical characteristics, poses a significant present or potential hazard to human health and safety or to the environment if released into the workplace or the environment. The term includes, but is not limited to, hazardous substances and hazardous wastes.
Hazardous Materials Business Plan	A program that requires a business that handles or stores certain amounts of hazardous materials to prepare a plan, which includes an inventory of hazardous materials stored onsite, an emergency response plan, and an employee-training program
HCD	California Department of Housing and Community Development
Heavy Use, as in Commercial or Industrial	Uses that typically involve activities that tend to be incompatible with most other uses, especially residential uses, due outdoor activities, emissions of fumes or odors, noise, or light and glare. Examples of such uses include auto body shops, cement plants, storage yards, maintenance facilities, and lumberyards.
Highly Sensitive Uses	Uses that meet one more of the following criteria: a) Land uses whose onsite population cannot be readily evacuated or otherwise adequately protected from serious harm through methods such as sheltering in-place. This includes, but is not limited to, schools, hospitals, clinics, nursing homes, multiple-family housing exclusively for the elderly or disabled, stadiums, arenas, and other uses with large public-assembly facilities. b) Land uses that serve critical "lifeline" functions such as water supplies, fire response, and police response if exposed to a significant risk that will curtail its lifeline function for a critical period of time. c) Other types of land uses, such as high-density residential development, that may also be determined to be incompatible in vicinity to an existing or proposed hazardous facility.
High-Occupancy Structure	All pre-1935 buildings with over 25 occupants, and all pre-1976 buildings with more than 100 occupants.
Hillsides	Land that has an average percent of slope equal to or exceeding fifteen percent.
Historic Preservation	The preservation of historically significant structures, landscapes, and neighborhoods in order to facilitate restoration and rehabilitation to a former condition.
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.
HMBP	Hazardous Materials Business Plan
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 nighttime residence. Includes those staying in temporary or emergency shelters or who are accommodated with friends or others 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 housing needs of the homeless. (See " <u>Emergency Shelter.</u> " and " <u>Transitional Housing.</u> ")
Homesharing	The occupancy of a dwelling unit by unrelated persons or persons of more than one family in order to reduce housing expenses and provide social contact, mutual support, and assistance.
Hotel	A facility in which guest rooms or suites are offered to the general public for lodging with or without meals and for compensation, and where no provision is made for cooking in any individual guest room or suite. (See " <u>Motel.</u> ")
Household	All those persons--related or unrelated--who occupy a single housing unit. (See " <u>Family.</u> ")
Housing Affordability	The generally accepted measure for determining whether a person can afford housing is spending no more than 30 percent of one's gross household income on housing costs, including principal, interest, property taxes, and insurance. Households spending more than 30% of their income on housing are considered "overpaying households" by the U.S. census. (Amended by Reso. 09-32, 5/19/09)
Housing and Community Development Department of the State of California (HCD)	The State agency that has principal responsibility for assessing, planning for, and assisting communities to meet the needs of low- and moderate-income households.
Housing and Urban Development, U.S. Department of (HUD)	A cabinet-level department of the federal government that administers housing and community development programs.
Housing Authority, Local (LHA)	Local housing agency established in State law, subject to local activation and operation. Originally intended to manage certain federal subsidies, but vested with broad powers to develop and manage other forms of affordable housing.
Housing Unit	The place of permanent or customary abode of a person or family. A housing unit may be a single-family dwelling, a multi-family dwelling, a condominium, a modular home, a mobile home, a cooperative, or any other residential unit considered real property under State law. A housing unit has, at least, cooking facilities, a bathroom, and a place to sleep. (See " <u>Dwelling Unit.</u> ", " <u>Family.</u> ", and " <u>Household.</u> ")
HUD	Housing and Urban Development
Hydrocarbons	A family of compounds containing carbon and hydrogen in various combinations. They are emitted into the atmosphere from manufacturing, storage and handling, or combustion of petroleum products and through natural processes. Certain hydrocarbons interact with nitrogen oxides in the presence of intense sunlight to form photochemical air pollution.

I

Impact Fee	A fee, also called a development fee, levied on the developer of a project by a city, county, or other public agency as compensation for otherwise-unmitigated impacts the project will produce. California Government Code Section 66000 <i>et seq.</i> 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 development fee, the public agency must verify its method of calculation and document proper restrictions on use of the fund.
Impervious Surface	Surface through which water cannot penetrate, such as roof, road, sidewalk, and paved parking lot. The amount of impervious surface increases with development and establishes the need for drainage facilities to carry the increased runoff.

Implementation	Actions, procedures, programs, or techniques that carry out policies.
In Lieu Fee	(See " <u>Dedication, In lieu of.</u> ")
Income Limits	<p>Income Limits: Income limits are updated annually by HUD for Santa Barbara County. For many state and local programs, HCD income eligibility limits are used. HCD income-limit regulations are similar to those used by HUD. The most recent HCD income limits can be accessed online at http://www.hcd.ca.gov. Income limits as defined by California Housing Element law are:</p> <ol style="list-style-type: none"> (1) <u>Very Low Income Households</u>: Households earning less than 50 percent of the median household income. (2) <u>Low-Income Households</u>: Households earning 50 to 80 percent of the median household income. (3) <u>Lower Income Households</u>: Households earning less than 80 percent of the median income. (4) <u>Moderate-Income Households</u>: Households earning 80 to 120 percent of the median income. (5) <u>Above-Moderate-Income Households</u>: Households earning more than 120 percent of the median household income. (6) <u>Median Household Income</u>: The middle point at which half of the city's households earn more and half earn less. (7) <u>Senior Housing</u>: Defined by California Housing Element law as projects developed for, and put to use as, housing for senior citizens. Senior citizens are defined as persons 65 years of age or more. (Amended by Reso. 09-32, 5/19/09)
Incorporation	Creation of a new city.
Infill Development	Development of vacant land (usually individual lots or left-over properties) within areas that are already largely developed.
Infrastructure	Public facilities, such as sewage-disposal systems, water supply systems, other utility systems, and roads.
Institutional Uses	<ol style="list-style-type: none"> (1) Publicly or privately owned and operated activities such as hospitals, convalescent hospitals, intermediate care facilities, nursing homes, museums, and schools and colleges (2) Churches and other religious organizations (3) Other non-profit activities of a welfare, educational, or philanthropic nature that cannot be considered residential, commercial, or industrial. (See "Public and Quasi-public Facilities.")
Intensity, Building	Intensity of building or use: The height, bulk, or scale of a building relative to its lot or surroundings. Intensity can be mathematically expressed by the floor area ratio, the square feet of floor area of a building or buildings divided by the square feet of lot area associated with that building or buildings.
Interest, Fee	A form of ownership interest in real property wherein the owner possesses the total bundle of property rights, including control over use of land, subject only to governmental land use regulations.
Interest, Less-than-fee	A partial interest in real property rather than fee interest or ownership; may include the purchase of development rights via conservation, open space, or scenic easements. (See " <u>Development Rights.</u> ", " <u>Easement, Scenic.</u> ", " <u>Lease.</u> ", and " <u>Leasehold Interest.</u> ")
Intermittent Stream	A stream that normally flows for at least thirty (30) days after the last major rain of the season and is dry a large part of the year.

J

Joint Powers Authority (JPA) A legal arrangement that enables two or more units of government to share certain powers or authority in order to plan and carry out a specific program or set of programs that serves both units.

L

LAFCo Local Agency Formation Commission

Land Banking The purchase of land by a local government for use or resale at a later date. "Banked lands" have been used for development of low- and moderate-income housing, expansion of parks, and development of industrial and commercial centers. Federal rail-banking law allows railroads to bank unused rail corridors for future rail use while allowing interim use as trails.

Land Use Categories A system for classifying and designating the appropriate and allowable uses of parcels of land.

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.

LCP Local Coastal Program

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.

"Leapfrog" Development New development separated from existing development by substantial vacant land.

Lease A contractual agreement by which an owner of real property (the lessor) gives the right of possession to another (a lessee) for a specified period of time (term) and for a specified consideration (rent).

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

Level of Service (LOS) Standard A standard used to measure the quality or effectiveness of a municipal service, such as police, fire, or library, or the performance of a facility, such as a street or highway.

Level of Service (Traffic) A scale that measures the amount of traffic that a roadway or intersection can accommodate, based on such factors as maneuverability, driver dissatisfaction, and delay (See Transportation Element).

Light Uses, as in Commercial or Industrial Uses that involve activities that tend to be compatible with a wide range of other uses, especially residential uses. Typically all activities are conducted inside a building and do not involve high traffic volumes or heavy trucks. Uses involve minimal emissions of fumes or odors, noise, or light and glare. Examples of such uses include small retail uses, professional offices, research and development, etc. Sometimes such commercial uses are referred to as "C-1" uses.

Linkage, Jobs to Housing With respect to jobs/housing balance, a program designed to offset the impact of employment on housing need within a community, whereby project approval is conditioned on the provision of housing units or the payment of an equivalent in-lieu fee. The linkage program must establish the cause-and-effect relationship between a new commercial or industrial development and the increased demand for housing.

Liquefaction	The transformation of loose water-saturated granular materials (such as sand or silt) from a solid into a liquid state. A type of ground failure that can occur during an earthquake.
Live-work Quarters	Buildings or spaces within buildings that are used jointly for work and residential purposes by the occupant(s).
Local Agency Formation Commission, (LAFCo)	A commission within each county of California 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 Santa Barbara County LAFCo consists of seven members, including two county supervisors, two city council members, two representatives of special districts, and one member representing the general public.
Local Coastal Program (LCP)	A combination of a local government's land use plans, zoning ordinances, zoning district maps, and (within sensitive coastal resources areas) other implementing actions that together meet the local requirements of, and implement the provisions and policies of, the California Coastal Act of 1976. The City of Goleta's LCP must be certified by the California Coastal Commission in order for the City to receive delegated authority to approve coastal development permits within the coastal zone area in Goleta.
Lot Area, Gross (Parcel Area, Gross)	The entire area, in sq. ft. or acres of a legal lot or parcel including right of ways and other dedicated lands, such as open space.
Lot Area, Net (Parcel Area, Net)	The portion of a legal lot or parcel that can actually be built upon. The following generally are not included in the net acreage of a site: public or private road rights-of-way, public open space, and flood ways.
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.
low-H₂S	Gas to Sweet
Low-Income Housing Tax Credits	Tax reductions provided by the federal and State governments for investors in housing for low-income households.
LPG	Liquefied Petroleum Gas
LRDP	Long Range Development Plan
M	
Manufactured Housing	Residential structures that are constructed entirely in the factory, and that since June 15, 1976, have been regulated by the federal Manufactured Home Construction and Safety Standards Act of 1974 under the administration of the U.S. Department of Housing and Urban Development (HUD). (See " Mobile Home ", and " Modular Unit .")
Median Strip	The dividing area, either paved or landscaped, between opposing lanes of traffic on a roadway.
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. Named after the program's legislative authors.
MHP	Mobile Home Park
Minimize, v.	To reduce or lessen, but not necessarily to eliminate.
Mining	The act or process of extracting resources, such as coal, oil, or minerals, from the earth.
Minipark	Small neighborhood park of approximately one acre or less.

Ministerial Action	An action taken by a governmental agency on a project or activity that follows established procedures and standards, usually set forth in ordinances such as zoning, and does not call for the exercise of discretion or judgment in deciding whether to approve the project or activity.
Mitigate, v.	To ameliorate, alleviate, or avoid to the extent reasonably feasible.
Mixed-use	<p>The standard definition is "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."</p> <p>As used in the Goleta General Plan/Coastal Land Use Plan:</p> <ul style="list-style-type: none"> • Mixed Use or Mixed Residential use: Combining residential uses together in the same area with commercial or an employment oriented use. • Mixed Use by Area: Residential uses and other sited on different lots but mixed together in the same general location. • Mixed Use by Site: A residential use on the same lot or within the same structure as another use.
MMS	Minerals Management Service
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 that (1) has a minimum of 400 square feet of living space; (2) has a minimum width in excess of 102 inches; (3) is connected to all available permanent utilities; and (4) is tied down (a) to a permanent foundation on a lot either owned or leased by the homeowner or (b) is set on piers, with wheels removed and skirted, in a mobile home park. (See " Manufactured Housing " and " Modular Unit .")
Modular Unit	A factory-fabricated, transportable building or major component designed for use by itself or for incorporation with similar units on-site into a structure for residential, commercial, educational, or industrial use. Differs from mobile homes and manufactured housing by (in addition to lacking an integral chassis or permanent hitch to allow future movement) being subject to California 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 State law of that title. (See " Mobile Home ." and " Manufactured Housing .")
Motel	<p>(1) Transient lodging oriented to motorists.</p> <p>(2) A facility in which guest rooms or suites are offered to the general public for lodging with or without meals and for compensation, and where guest parking is provided in proximity to guest rooms. Provision may be made for cooking in individual guest rooms or suites. (See "Hotel.")</p>
MTD	Santa Barbara Metropolitan Transit District
Multi-Family Building	A detached building designed and used exclusively as a dwelling by three or more families occupying separate living quarters.
N	
National Environmental Policy Act (NEPA)	An act passed in 1974 establishing federal legislation for national environmental policy, a council on environmental quality, and the requirements for environmental impact statements.
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 privately.

National Historic Preservation Act	A 1966 federal law that established a National Register of Historic Places and the Advisory Council on Historic Preservation, and that authorized grants-in-aid for preserving historic properties.
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.
NCO	Neighborhood Compatibility Ordinance
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.
Neotraditional Development (New Urbanism)	An approach to land use planning and urban design that promotes the building of neighborhoods with a mix of uses and housing types, architectural variety, a central public gathering place, interconnecting streets and alleys, and edges defined by greenbelts or boulevards. The basic goal is integration of the activities of potential residents with work, shopping, recreation, and transit all within walking distance.
NFPA	National Fire Protection Association
NGL	Natural Gas Liquids
Noise	Any sound that is undesirable because it interferes with speech and hearing, or is intense enough to damage hearing, or is otherwise annoying. Noise, simply, is "unwanted sound."
Noise Attenuation	Reduction of the level of a noise source using a substance, material, or surface, such as earth berms and/or solid concrete walls.
Noise Contour	A line connecting points of equal noise level as measured on the same scale. Noise levels greater than the 60 Ldn contour (measured in dBA) require noise attenuation in residential development.
Noise Element	One of the seven State-mandated elements of a local 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. (See " <u>Attainment</u> .")
Notice (of Hearing)	A legal document announcing the opportunity for the public to present their views to an official representative or board of a public agency concerning an official action pending before the agency.
NPDES	National Pollution Discharge Elimination System
NTMPs	Neighborhood Traffic Management Programs
O	
Objective	A specific statement of desired future condition toward which the City or County will expend effort in the context of striving to achieve a broader goal. An objective should be achievable and, where possible, should be measurable and time-specific. The State Government Code (Section 65302) requires that general plans spell out the "objectives," principles, standards, and proposals of the general plan. "The addition of 100 units of affordable housing by 2009" is an example of an objective.
OCS	Outer Continental Shelf
Offer to Dedicate (OTD)	An OTD is a recorded agreement or offer by a landowner to grant a public access easement across the owner's property for future recreational purposes or use. The OTD simply offers the area; several steps must then be taken to turn the offer into a useable public easement, including acceptance of the offer by appropriate officers of the City or other public entity.

Oil and Gas Processing	The refinement of oil and gas production into usable petroleum products. Initial oil processing may yield crude oil, which is then further processed at refineries. Initial gas processing involves the removal of hydrogen sulfide, water vapor, and carbon dioxide and other impurities and may result in sales-grade natural gas and propane.
Oil and Gas Production	The extraction of oil and gas reserves from wells that are drilled into petroleum reservoirs.
Old Town	Goleta Old Town
Open Space Land	Any parcel or area of land or water that is essentially free of structures and devoted to an open space use for the purposes of (1) the preservation of natural resources, (2) the managed production of resources, (3) outdoor recreation, or (4) public health and safety. Amenities or structures that support the public's use or enjoyment of beach areas and other such open space areas may be allowed. <i>(Amended by Reso. 08-30, 6/17/08)</i>
Ordinance	A law or regulation set forth and adopted by a governmental authority, such as a city or county.
OSHMP	Open Space and Habitat Management Plan
OTDs	Offers to Dedicate
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	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.
Ozone	A tri-atomic form of oxygen (O ₃) created naturally in the upper atmosphere by a photochemical reaction with solar ultraviolet radiation. In the lower atmosphere, ozone is a recognized air pollutant that is not emitted directly into the environment, but is formed by complex chemical reactions between oxides of nitrogen and reactive organic compounds in the presence of sunlight, and becomes a major agent in the formation of smog.

P

Para-transit	Refers to transportation services and that operate vehicles, such as buses, jitneys, taxis, and vans for senior citizens, and/or mobility- impaired.
Parcel (see also Lot)	A lot, or contiguous group of lots, in single ownership or under single control, usually considered a unit for purposes of development.
Parking Area, Public	An open area, excluding a street or other public way, used for the parking of automobiles and available to the public, whether for free or for compensation.
Parking Management	An evolving TDM technique designed to obtain maximum utilization from a limited number of parking spaces. Can involve pricing and preferential treatment for HOVs, non-peak period users, and short-term users. (See " <u>High Occupancy Vehicle.</u> " and " <u>Transportation Demand Management.</u> ")
Parking Ratio	The number of parking spaces required per 1,000 square of floor area, e.g., 2:1 or "two per thousand" or per residential dwelling unit.
Parking Space, Compact	A parking space (usually 7.5 feet wide by 16 feet long when perpendicular to a driveway or aisle) permitted in some localities on the assumption that many modern cars are significantly smaller and require less room than a standard automobile. A standard parking space, when perpendicular to a driveway or aisle, is usually 8.5 feet wide by 18 feet long.
Parking, Shared	A private parking area approved by the City for joint use by two or more businesses or uses.

Parks	Open space lands whose primary purpose is recreation. (See " <u>Minipark.</u> ", " <u>Open Space Land.</u> ", " <u>Community Park.</u> ", and " <u>Neighborhood Park.</u> ")
Parkway Strip	A piece of land located between the rear of a curb and the front of a sidewalk, usually used for planting low ground cover and/or street trees, also known as "planter strip."
Passive Solar System	A system that distributes collected heat via direct transfer from a thermal mass rather than mechanical power. Passive systems rely on building design and materials to collect and store heat and to create natural ventilation for cooling. (See " <u>Active Solar System.</u> ")
Peak Hour/Peak Period	For any given roadway, a daily period during which traffic volume is highest, usually occurring in the morning and evening commute periods.
Performance Standards	Zoning regulations that permit certain uses based on a specific set of standards of operation rather than on particular type of use. Performance standards provide specific criteria limiting noise, air pollution, emissions, odors, vibration, dust, dirt, glare, heat, fire hazards, wastes, traffic impacts, and visual impact of a use.
Personal Services	Services of a personal convenience nature, as opposed to products that are sold to individual consumers, as contrasted with companies. Personal services include barber and beauty shops, shoe and luggage repair, fortune tellers, photographers, laundry and cleaning services and pick-up stations, copying, repair and fitting of clothes, and similar services.
Planned Development	A large-scale development whose essential features are a definable boundary; a consistent, but not necessarily uniform, character; overall control during the development process by a single development entity; private ownership of certain recreation amenities; and enforcement of covenants, conditions, and restrictions by a master community association.
Planned Unit Development (PUD)	A description of a proposed unified development, consisting at a minimum of a map and adopted ordinance setting forth the regulations governing, and the location and phasing of all proposed uses and improvements to be included in the development.
Planning Agency	An agency with the powers necessary to carry out the purposes of California Planning and Zoning law, created by a city or county in compliance with Government Code Section 65100 and that assigns the planning functions of the city or county to a planning department, planning commission, hearing officers, administrative bodies, and/or the legislative body itself, as deemed appropriate by the legislative body.
Planning and Research, Governor's Office of (OPR)	A division of the Governor's Office responsible for coordinating state, regional, and local planning in California, including publishing guidelines for the preparation and content of city and county general plans.
Planning Area	The area directly addressed by the general plan. Goleta's planning area encompasses the city limits and potentially annexable land within its potential sphere of influence, as well as additional lands where future changes may have impacts within the city.
Planning Commission	A body, usually comprised of five to seven members, created by the legislative body in compliance with government Code Section 65101, which reports to the legislative body, and the members of which shall act in the public interest. The legislative body specifies the membership, terms of office, and responsibilities assigned to the Commission in the ordinance establishing the Commission.
PM10	Particulate Matter 10
Pollutant	Any introduced gas, liquid, or solid that makes a resource unfit for its normal or usual purpose
Pollution, Non-Point	Sources for pollution that are less definable and usually cover broad areas of land, such as agricultural land with fertilizers that are carried from the land by runoff, or automobiles.
Pollution, Point	In reference to water quality, a discrete source from which pollution is generated before it enters receiving waters, such as a sewer outfall, a smokestack, or an industrial waste pipe.

Prescriptive Rights	Acquired by or based on uninterrupted possession.
Preservation	As used in historic preservation, the process of sustaining the form and extent of a structure essentially as it exists. Preservation aims at halting further deterioration and providing structural stability but does not contemplate significant rebuilding. (See " <u>Historic Preservation.</u> ")
Preserve, n.	An area in which beneficial uses in their present condition are protected; for example, a nature preserve or an agricultural preserve.
Preserve, v.	To maintain the quality or condition of a resources, and to retard the deterioration of a resource. (<i>Amended by Reso. 08-30, 6/17/08</i>)
Prime Agricultural Land	Land including any of the following: (1) Land used actively in the production of food, fiber, or livestock. (2) All land which qualifies for rating as Class I or Class II in the Soil Conservation Service land use compatibility classifications. (3) Land that qualifies for rating 80 through 100 in the Storie Index Rating. (See "Prime Farmland" and "Storie Index.")
Prime Farmland	Land that has the best combination of physical and chemical characteristics for the production of crops. Prime Farmland must have been used for the production of irrigated crops within the last three years. Prime Farmland does not include publicly owned lands for which there is an adopted policy preventing agricultural use. (See " <u>Prime Agricultural Land.</u> ")
Principle	An assumption, fundamental rule, or doctrine that will guide general plan policies, proposals, standards, and implementation measures. The State Government Code (Section 65302) requires that general plans spell out the objectives, "principles," standards, and proposals of the general plan. "Adjacent land uses should be compatible with one another" is an example of a principle.
Private Road/Private Street	Privately owned (and usually privately maintained) motor vehicle access that is not dedicated as a public street. Typically the owner posts a sign indicating that the street is private property and limits traffic in some fashion. For density calculation purposes, private roads may be excluded when establishing the total net area of the site.
Pro Rata	Refers to the proportionate distribution of the cost of something to something else or to some group, such as the cost of infrastructure improvements associated with new development apportioned to the users of the infrastructure on the basis of projected use.
Professional Offices	A use providing professional or consulting services in the fields of law, medicine, architecture, design, engineering, accounting, and similar professions, but not including financial institutions or real estate or insurance offices.
Program	An action, activity, or strategy carried out in response to adopted policy to achieve a specific goal or objective. Policies and programs establish the "who," "how" and "when" for carrying out the "what" and "where" of goals and objectives.
Protect, v.	To shield from injury or harm such as to maintain or safeguard beneficial uses in their present condition as nearly as possible. (See " <u>Enhance.</u> ") (<i>Amended by Reso. 08-30, 6/17/08</i>)
psi	per square inch
Public and Quasi-public Facilities	Institutional, academic, governmental and community service uses, either owned publicly or operated by non-profit organizations, including private hospitals and cemeteries. (See " <u>Institutional Uses.</u> ")
R	
Rare or Endangered Species	A species of animal or plant listed in: Sections 670.2 or 670.5, Title 14, California Administrative Code; or Title 50, Code of Federal Regulations, Section 17.11 or Section 17.2, pursuant to the Federal Endangered Species Act designating species as rare, threatened, or endangered.
Reclamation	The reuse of resources, usually those present in solid wastes or sewage.

Recognize, v.	To officially (or by official action) identify or perceive a given situation.
Reconstruction	As used in historic preservation, the process of reproducing by new construction the exact form and detail of a vanished structure, or part thereof, as it appeared during a specific period of time. Reconstruction is often undertaken when the property to be reconstructed is essential for understanding and interpreting the value of an historic district and sufficient documentation exists to insure an exact reproduction of the original.
Recreation, Active	A type of recreation or activity that requires the use of improved 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 improved play areas, such as pedestrian trails.
Recycle, v.	The process of extraction and reuse of materials from waste 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	Pertaining to activities or economies at a scale greater than that of a single jurisdiction, and affecting a broad geographic area.
Regional Housing Needs Allocation Plan	Shares of the regional housing need generally assigned or allocated by regional agencies or Councils of Government (the Santa Barbara County Association of Governments—SBCAG—for this Region) to their constituent cities and counties. The regional housing need is assigned to the County by the California Department of Housing and Community Development (HCD).
Regional Park	A park typically 150-500 acres in size focusing on activities and natural features not included in most other types of parks and often based on a specific scenic or recreational opportunity.
Rehabilitation	The repair, preservation, and/or improvement of substandard housing.
Remodeling	As used in historic preservation, making over or rebuilding all or part of an historic structure in a way that does not necessarily preserve its historical, architectural, and cultural features and character.
Research and Development Use	A use engaged in study, testing, design, analysis, and experimental development of products, processes, or services.
Residential Care Facility	A facility that provides 24-hour care and supervision to its residents.
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 unit on a building site. May include second units when integrated with a primary residential unit.
Resources, Non-renewable	Refers to natural resources, such as fossil fuels and natural gas, which, once used, cannot be replaced and used again.
Restore, v.	To renew, rebuild, or reconstruct to a former state.
Restrict, v.	To check, bound, or decrease the range, scope, or incidence of a particular condition.
Retention Basin/Retention Pond	(See " Detention Basin/Detention Pond. ")
Retrofit, v.	To add materials and/or devices to an existing building or system to improve its operation, safety, or efficiency. Buildings have been retrofitted to use solar energy and to strengthen their ability to withstand earthquakes, for example.

Revenue Neutrality Agreement	The 1992 revenue-neutrality law (Cortese-Knox Act) requires new cities to make their resident county fiscally whole. Communities within the county that incorporate agree to give a portion of property and/or sales tax revenue to the county for services such as: public health, welfare, elections and jails for a specified period of time.
Rezoning	An amendment to the 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.
RHNA	Regional Housing Needs Allocation
Richter Scale	A measure of the size or energy release of an earthquake at its source. The scale is logarithmic; the wave amplitude of each number on the scale is 10 times greater than that of the previous whole number.
Rideshare	A travel mode other than driving alone, such as buses, rail transit, carpools, and vanpools.
Ridgeline	A line connecting the highest points along a ridge and separating drainage basins or small-scale drainage systems from one another.
Right-of-way	A strip of land occupied or intended to be occupied by certain transportation and public use facilities, such as roadways, railroads, and utility lines. Usually legally designated and mapped as a right-of-way.
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.
Risk, Acceptable	A hazard deemed to be a tolerable exposure to danger given the expected benefits to be obtained. Different levels of acceptable risk may be assigned according to the potential danger and the criticalness of the threatened structure. The levels may range from "near zero" for nuclear plants and natural gas transmission lines to "moderate" for open space, ranches and low-intensity warehouse uses.
Runoff	That portion of rain or snow that does not percolate into the ground and is discharged into streams instead.

S

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 leech fields (that hold refuse liquids and waste matter on-site). (See " <u>Combined Sewer.</u> " and " <u>Septic System.</u> ")
SBAPCD	Santa Barbara County Air Pollution Control District
SBCAG	Santa Barbara County Association of Governments
SBHSD	Santa Barbara High School District
SCE	Southern California Edison
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 man-made scenic resources and access or direct views to areas or scenes of exceptional beauty or 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. The scenic corridor consists of the area outside a highway right-of-way that is generally visible to persons traveling on the highway.

School District Lands	Properties owned by public school districts and used for educational, recreational, and administrative purposes.
Second Unit	A self-contained living unit, either attached to or detached from, and in addition to, the primary residential unit on a single lot. Sometimes called "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 household's contribution toward the rent, which is calculated at 30 percent of the household's adjusted gross monthly income (GMI). "Section 8" includes programs for new construction, existing housing, and substantial or moderate housing rehabilitation.
Seismic	Caused by or subject to earthquakes or earth vibrations.
Senior Housing	(See " <u>Elderly Housing.</u> ")
Seniors	Persons age 62 and older. (See " <u>Elderly.</u> ")
Sensitive noise receptors	Users or types of uses that are interrupted (rather than merely annoyed) by relatively low levels of noise. Examples of sensitive noise receptors include residential neighborhoods, schools, libraries, hospitals and rest homes, auditoriums, certain open space areas, and public assembly places.
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. (See " <u>Sanitary Sewer.</u> ")
Setback, Building	The horizontal distance between the property line and any structure.
Settlement	(1) The drop in elevation of a ground surface caused by settling or compacting. (2) The gradual downward movement of an engineered structure due to compaction. <i>Differential</i> settlement is uneven settlement, where one part of a structure settles more or at a different rate than another part.
Shall	That which is obligatory; an unequivocal direction.
Shopping Center	A group of commercial establishments, planned, developed, owned, or managed as a unit, with common off-street parking provided on the site.
Shoreline Armoring	See Coastal Armoring.
Should	Signifies a directive to be honored if at all possible; a less rigid directive than "shall," to be honored in the absence of compelling or contravening considerations.
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 placed on, suspended from, or in any way attached to, any structure, vehicle, or feature of the natural or manmade landscape.
Significance	As used in historic preservation, a term ascribed to buildings, sites, objects, or districts that possess exceptional value or quality for illustrating or interpreting the cultural heritage of the community when evaluated in relation to other properties and property types within a specific historic theme, period, and geographical setting. A principal test of significance for historic property is "integrity."
Significant Effect	A detrimental impact on the environment. May include, but is not limited to, significant changes in an area's air, water, and land resources.
Siltation	(1) The accumulating deposition of eroded material. (2) The gradual filling in of streams and other bodies of water with sand, silt, and clay.

Single Room Occupancy (SRO)	A single room, typically 80-200 square feet, with a sink and closet, but that requires the occupant to share a communal bathroom, shower, and kitchen.
Single-family Dwelling, 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. (See " Townhouse .")
Single-family Dwelling, Detached	A dwelling unit occupied or intended for occupancy by only one household that is structurally independent from any other such dwelling unit or structure intended for residential or other use. (See " Family .") May include a second unit when integrated with a primary single-family residential structure.
Skyline	The horizon or the line at which the sky and Earth appear to meet. Also the outline of objects or buildings as seen against the sky.
SLC	State Lands Commission
Slope	Land gradient described as the vertical rise divided by the horizontal run, and expressed in percent.
SOI	Sphere of Influence
Solar Access	The provision of direct sunlight to an area specified for solar energy collection when the sun's azimuth is within 45 degrees of true south.
Solar Design	The goal of solar design is to incorporate passive solar design features into buildings, to help keep a structure warm in the winter and cool in the summer.
Solar System, Active	A system using a mechanical device, such as a pump or a fan, and energy in addition to solar energy to transport a conductive medium (air or water) between a solar collector and the interior of a building for the purpose of heating or cooling.
Solar System, Passive	A system that uses direct heat transfer from thermal mass instead of mechanical power to distribute collected heat. Passive systems rely on building design and materials to collect and store heat and to create natural ventilation for cooling.
Solid Waste	Any unwanted or discarded material that is not a liquid or gas. Includes organic wastes, paper products, metals, glass, plastics, cloth, brick, rock, soil, leather, rubber, yard wastes, and wood, but does not include sewage and hazardous materials. Organic wastes and paper products comprise about 75 percent of typical urban solid waste.
SPA	Streamside Protection Area
Special Districts	Special districts provide specialized services only to those persons who live within the defined district boundaries. Special districts are empowered to tax residents of the district, usually by a property tax but sometimes a sales tax, for the services that they provide. They often cross the lines of towns, villages and hamlets, but rarely cross city or county lines. Special districts are often created to provide school services, fire protection, sewer service, transit service or to manage water resources.
Special Needs Groups	The California Department of Housing and Community Development defines special needs groups as: the elderly (persons age 62 and older), the disabled, female-headed households, large families, farmworkers, and homeless persons or families.
Specialty Agriculture	Specialty agricultural production is a way to utilize relatively small acreages of land, such as to yield sufficient income to be a viable and profitable business venture. Specialty agricultural products may include both plants and animals. Some plant examples are: organic vegetables, culinary herbs, medicinal herbs, shitake mushrooms, etc.; animal examples include: rabbits, sheep, goats, quail and ostriches. Specialty agricultural production is generally more capital, labor, and management intensive.

Specific Plan	A legal tool authorized by Article 8 of the Government Code (Section 65450 <i>et seq.</i>) for the systematic implementation of the general plan for a defined portion of a community's planning area. A specific plan must specify in detail the land uses, public and private facilities needed to support the land uses, phasing of development, standards for the conservation, development, and use of natural resources, and a program of implementation measures, including financing measures.
Sphere of Influence	The probable physical boundaries and service area of a local agency, as determined by the Local Agency Formation Commission (LAFCO) of the County.
SR-192	State Route 192
SR-217	State Route 217
SRO	Single Room Occupancy
SSSE	Seismic Safety and Safety Element
Standards	<p>(1) A rule or measure establishing a level of quality or quantity that must be complied with or satisfied. The State Government Code (Section 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 hopes to attain.</p> <p>(2) Requirements in a zoning ordinance that govern building and development as distinguished from use restrictions, for example site-design regulations such as lot area, height limit, frontage, landscaping, and floor area ratio.</p>
State Clearinghouse	A division of the Governor's Office of Planning and Research responsible for coordinating review of environmental documents and federal grant applications by State agencies.
State Responsibility Areas	As used in the Safety Element of the general plan, areas of the state in which the financial responsibility for preventing and suppressing fires has been determined by the State Board of Forestry (pursuant to Public Resources Code Section 4125) to be primarily the responsibility of the State.
Storie Index	A numerical system (0p100) rating the degree to which a particular soil can grow plants or produce crops, based on four factors: soil profile, surface texture, slope, and soil limitations. (See " <u>Prime Agricultural Land.</u> ")
Storm Runoff	Surplus surface water generated by rainfall that does not seep into the earth but flows overland to flowing or stagnant bodies of water.
Street Furniture	Those features associated with a street that are intended to enhance that street's physical character and use by pedestrians, such as benches, trash receptacles, kiosks, lights, newspaper racks.
Street Tree Plan	A comprehensive plan for all trees on public streets that sets goals for solar access, and standards for species selection, maintenance, and replacement criteria, and for planting trees in patterns that will define neighborhood character while avoiding monotony or maintenance problems.
Streets, Major	The transportation network that includes a hierarchy of freeways, arterials, and collectors to service through traffic.
Streets, Minor	Local streets whose primary intended purpose is to provide access to fronting properties.
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.

Subdivision Map Act	Division 2 (Sections 66410 <i>et seq.</i>) of the California Government code, this act vests in local legislative bodies the regulation and control of the design and improvement of subdivisions, including the requirement for tentative and final maps. (See " <u>Subdivision.</u> ")
Subsidence	The gradual settling or sinking of an area with little or no horizontal motion. (See " <u>Settlement.</u> ")
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.
Supportive Housing	Supportive housing is permanent rental housing linked to a range of support services designed to enable residents to maintain stable housing and lead fuller lives. This type of housing has no limit on length of stay, is occupied by the target population (such as low-income persons with disabilities and certain other disabled persons) and is linked to onsite or offsite services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community. (<i>Amended by Reso. 09-32, 5/19/09</i>)
Surface Rupture	A break in the surface of the ground resulting from an earthquake.
Sustainable Development	A level of development that maintains the sustainability of the community by protecting or enhancing the natural environment upon which people and economies depend. Sustainable development responds the needs of the present without compromising the ability of future generations to meet their own needs without sacrificing the existing quality of life in an area.

T

Target Areas	Specifically designated sections of the community where loans and grants are made to bring about a specific outcome, such as the rehabilitation of housing affordable by very low-and low-income households.
Tax Increment	Additional tax revenues above base year revenues that result from increases in property values within a redevelopment project area. State law permits the tax increment to be earmarked for redevelopment purposes but requires at least 20 percent to be used to increase and improve the community's supply of very low-and low-income housing.
TDR	Transfer of Development Rights
Timeshare (Fractional Ownerships)	An arrangement under which a purchaser receives a fractional interest in real estate and the right to use an accommodation or amenities, or both, for a specified period and on a recurring basis. Used primarily for the selling of vacation properties.
TOD	Transit-Oriented Development
Topography	Configuration of a surface, including its relief and the position of natural and human-made features.
Townhouse; Townhome	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, and each unit is separated from any other unit by one or more common and fire-resistant walls. Townhouses usually have separate utilities; however, in some condominium situations, common areas are serviced by utilities purchased by a homeowners association on behalf of all townhouse members of the association. (See " <u>Condominium.</u> ")
Traffic calming measures	Various devices or techniques used to slow traffic and reduce average vehicular speeds in residential areas. Examples of traffic calming measures include speed humps, narrow lanes, certain landscaping designs, and signage.

Traffic Model	A mathematical representation or simulation of traffic movement within an area or region based on observed relationships between the kind and intensity of development in specific areas and traffic generation and attraction. (See " <u>Trip.</u> ")
Transfer of Development Rights	(See Development Rights, Transfer of (TDR))
Transient Lodging	A transient lodging facility is any rooming house, boardinghouse, tourist home, hotel, motel, tourist court, motor court, tourist camp or similar establishment where occupancies are limited to no more than 30 consecutive days.
Transient Occupancy Tax	City or county tax added to the price of a hotel room.
Transit, Public	A system of generally fixed-route, regularly scheduled buses and/or trains available to the public on a fee-per-ride basis. Also called "Mass Transit."
Transit-dependent	Refers to persons unable to operate automobiles or other motorized vehicles, or those who do not own motorized vehicles. Transit-dependent citizens must rely on transit, para-transit, or owners of private vehicles for transportation. Transit-dependent citizens include the young, the handicapped, the elderly, the poor, and those with prior violations in motor vehicle laws.
Transition Zone	Controlled airspace extending upward from 700 or more feet above the ground wherein procedures for aircraft approach have been designated. The transition zone lies closer to an airport than the outer approach zone and outside of the inner approach zone. (See " <u>Approach Zone.</u> " and " <u>Outer Approach Zone.</u> ")
Transitional Housing	Transitional housing and transitional housing development mean rental housing operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months. Transitional housing is a type of supportive housing used to facilitate the movement of homeless individuals and families to permanent housing. A homeless person may live in a transitional apartment for up to two-years while receiving supportive services that enable independent living. (<i>Amended by Reso. 09-32, 5/19/09</i>)
Transit-oriented Development (TOD)	A mixed-use community within an average 2,000-foot walking distance of a transit stop and core commercial area. TODs mix residential, retail, office, and public uses in a walkable environment, making it convenient for residents and employees to travel by transit, bicycle, foot, or car.
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 carpools, vanpools, buses and trains, walking, and biking. TDM can be an element of TSM (see below).
Transportation Systems Management (TSM)	A comprehensive strategy developed to address the problems caused by additional development, increasing trips, and a shortfall in transportation capacity. Transportation Systems Management focuses on more efficiently utilizing existing highway and transit systems rather than expanding them. TSM measures are characterized by their low cost and quick implementation time frame, such as computerized traffic signals, metered freeway ramps, and one-way streets.
Trees, Heritage	Trees planted by a group of citizens 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 City or County to designate them as landmarks.
Trees, Street	Trees strategically planted--usually in parkway strips, medians, or along streets--to enhance the visual quality of a street.

Trip	A one-way journey that proceeds from an origin to a destination via a single mode of transportation; the smallest unit of movement considered in transportation studies. Each trip has one "production end," (or origin--often from home, but not always), and one "attraction end," (destination). (See " Traffic Model. ")
Trip Generation	The dynamics that account for people making trips in automobiles or by means of public transportation. Trip generation is the basis for estimating the level of use for a transportation system and the impact of additional development or transportation facilities on an existing, local transportation system. Trip generations of households are correlated with destinations that attract household members for specific purposes.
Truck Route	A path of circulation required for all vehicles exceeding set weight or axle limits, a truck route follows major arterials through commercial or industrial areas and avoids sensitive areas.
Tsunami	A large ocean wave or series of waves generated by an earthquake in or near the ocean or by a submarine landslide.

U

UBC	Uniform Building Code
UCSB	University of California, Santa Barbara
Uniform Building Code (UBC)	A national, standard building code that sets forth minimum standards for construction, published by the International Conference of Building Officials (ICBO)
Uniform Housing Code (UHC)	State 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 (UBC).
UPRR	Union Pacific Railroad
Urban Design	The attempt to give form, in terms of both beauty and function, to selected urban areas or to whole cities. Urban design is concerned with the location, mass, and design of various urban components and combines elements of urban planning, architecture, and landscape architecture.
Urban Growth Boundary	An officially adopted and mapped line dividing land to be developed from land to be protected for natural or rural uses. Urban growth boundaries are regulatory tools, often designated for long periods of time (20 or more years) to provide greater certainty for both development and conservation goals. (see also Urban Limit Line)
Urban Limit Line	A boundary, sometimes parcel-specific, located to mark the outer limit beyond which urban development will not be allowed. It has the aim of discouraging urban sprawl by containing urban development during a specified period, and its location may be modified over time.
Urban Service Area	(1) An area in which urban services will be provided and outside of which such services will not be extended. (2) Developed, undeveloped, or agricultural land, either incorporated or unincorporated, within the sphere of influence of a city, which is served or will be served during the first five years of an adopted capital improvement program by urban facilities, utilities, and services. The boundary around an urban service area is called the "urban service area boundary" and is to be developed in cooperation with a city and adopted by a Local Agency Formation Commission (LAFCO). (<i>California Government Code Section 56080.</i>)
Urban Services	Utilities (such as water and sewer) and public services (such as police, fire, schools, parks, and recreation) provided to an urbanized or urbanizing area.
Urban Sprawl	Haphazard growth or outward extension of a city resulting from uncontrolled or poorly managed development.
US-101	U.S. Highway 101

Use Permit	The discretionary and conditional review of an activity or function or operation on a site or in a building or facility.
USFWS	U.S. Fish and Wildlife Society
Utility Corridors	Rights-of-way or easements for utility lines on either publicly or privately owned property. (See " <u>Right-of-way.</u> " or " <u>Easement.</u> ")

V

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.
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, etc.); the route that directs the viewers attention.
Viewshed	The area within view from a defined observation point.
Vista	A viewshed or view of an expanse of area incorporating interesting physical features such as hills, mountains, or the ocean.
Volume-to-Capacity Ratio	A measure of the operating capacity of a roadway or intersection, in terms of the number of vehicles passing through, divided by the number of vehicles that theoretically could pass through when the roadway or intersection is operating at its designed capacity. Abbreviated as "v/c." At a v/c ratio of 1.0, the roadway or intersection is operating at capacity. If the ratio is less than 1.0, the traffic facility has additional capacity. Although ratios slightly greater than 1.0 are possible, it is more likely that the peak hour will elongate into a "peak period." (See " <u>Peak Hour.</u> " and " <u>Level of Service.</u> ")

W

Wastewater Irrigation	The process by which wastewater that has undergone appropriate treatment is used to irrigate land.
Watercourse	Natural or once natural flowing (perennially or intermittently) water including rivers, streams, and creeks. Includes natural waterways that have been channelized, but does not include manmade channels, ditches, and underground drainage and sewage systems.
Water-efficient Landscaping	Landscaping designed to minimize water use and maximize energy efficiency.
Watershed	The total area above a given point on a watercourse that contributes water to its flow; the entire region drained by a waterway or watercourse that drains into a lake, or reservoir.
Wetlands	Wetlands are 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. Lands classified as wetlands generally have one or more of the three indicators: 1) a substrate that is predominately undrained hydric soils; 2) a preponderance of plants adapted to moist areas, or hydrophytic plants; or 3) a surface or subsurface water source which is present for sufficient periods of time to promote formation of hydric soils or growth of hydrophytic plant species.
Wildlife Corridor	A relatively narrow land or water byway used by wildlife to travel between habitat areas.

Williamson Act	Known formally as the <i>California Land Conservation Act of 1965</i> , 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 10-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 the market value. The land becomes subject to certain enforceable restrictions, and certain conditions need to be met prior to approval of an agreement.
Workforce Housing	An evolving term having different meanings in different contexts. Generally refers to housing that is intended to be occupied by households whose head is in the workforce. The term is often used in the context of providing affordable housing for people the community relies on to supply basic services such as teachers, policeman, nurses etc.

Z

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, or special parking regulations. Also called "overlay zone."
Zone, Traffic Analysis	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.
Zoning	The division of a city or county by legislative regulations into areas, or zones, which specify allowable uses for real property and size restrictions for buildings within these areas; a program that implements policies of the General Plan.
Zoning District	A designated section of a city or county for which prescribed land use requirements and building and development standards are uniform.
Zoning Map	Government Code Section 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.
Zoning, Exclusionary	Development regulations that result in the exclusion of low- and moderate-income and/or minority families from a community.
Zoning, Incentive	The awarding of bonus credits to a development in the form of allowing more intensive use of land if public benefits--such as preservation of greater than the minimum required open space, provision for low- and moderate-income housing, or plans for public plazas and courts at ground level--are included in a project.
Zoning, Inclusionary	Regulations that increase housing choice by providing the opportunity to construct more diverse and economical housing to meet the needs of low- and moderate-income families. Often such regulations require a minimum percentage of housing for low- and moderate-income households in new housing developments and in conversions of apartments to condominiums.
Zoning, Interim	A zoning designation that temporarily reduces or freezes allowable development in an area until a permanent classification can be fixed; generally assigned during General Plan preparation to provide a basis for permanent zoning.

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