

GLOSSARY TERMS

Acre – A unit of land measure equal to 43,560 square feet.

Affordable Housing – Under Federal and State statutes, housing that costs no more than 30% of gross household income. Housing costs include rent or mortgage payments, utilities, taxes, insurance, homeowner association fees, and other related costs.

Annexation – The incorporation of land area into the jurisdiction of an existing City with a resulting change in the boundaries of that City.

Arterial – A major street carrying the traffic of local and collector streets to and from freeways and other major streets, with controlled intersections and generally providing direct access to non-residential properties.

Assisted Housing – Housing that has been subsidized by Federal, State, or Local housing programs.

Built-Out – Without the potential to be further subdivided.

Census – The official decennial enumeration of the population of the United States conducted by the Federal Government.

CNEL – Community Noise Equivalent Level

Collector – A street for traffic moving between arterial and local streets, generally providing direct access to properties.

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

Decibel, Db – A unit for describing the amplitude of sound, equal to 20 times the logarithm to the base 10 of the ratio of the pressure of the sound measured to the reference pressure which is 20 micropascals (20 micronewtons per square meter).

Density – The number of families, individuals, dwelling units or housing structures per unit of land.

Dwelling Unit – One or more rooms, designed, occupied or intended for occupancy as separate living quarters, with cooking, sleeping and sanitary facilities provided within the unit for the exclusive use of the household.

Element – A division or chapter of the General Plan.

Emergency Shelter – An emergency shelter is a facility that provides shelter to homeless families and/or individuals on a limited short-term basis.

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

- *Active Fault* – A fault that has moved and is likely to move again. For planning purposes an “active fault” is usually defined as one that shows movement within the last 11,000 years and can be expected to move within the next 100 years.
- *Potentially Active Fault* – (1) A fault that last moved within the Quaternary Period before the Holocene Epoch (the last 2,000,000 to 11,000 years); (2) A fault which, because it is judged to be capable of ground rupture or shaking, poses an unacceptable risk for a proposed structure.
- *Inactive Fault* – A fault which shows no evidence of movement in “recent” geologic time and no potential for movement in the relatively near future.

FEMA – Federal Emergency Management Agency

Floor Area Ratio – The numerical value obtained by dividing the gross floor area of a building or buildings located upon a lot or parcel of land by the total area of such lot or parcel of land.

Ground Failure – Mudslide, landslide, liquefaction or the compaction of soil due to seismic-induced ground shaking.

Growth Management – Techniques used by a Government to regulate the rate, amount, location and type of development.

Ground Water – The supply of fresh water under the surface in an aquifer or soil that forms a natural reservoir for potable water.

Hazardous Material – An injurious substance that includes pesticides, herbicides, toxic metals and chemicals, liquefied natural gas, explosives, volatile chemicals and nuclear fuel.

HCD – California Department of Housing and Community Development. Department responsible for administering State-sponsored housing programs and for reviewing Housing Elements to determine compliance with State housing law.

HMDA – Home Mortgage Disclosure Act. The Home Mortgage Disclosure Act requires that larger lending institutions making home mortgage loans to publicly disclose the location and disposition of home purchase, refinance and improvement loans. Institutions subject to HMDA must also disclose the gender, race, and income of loan applicants.

Homeless – Unsheltered homeless individuals whose primary nighttime residence is a public or private place not designed for, or ordinarily used as, a regular sleeping accommodation for human beings (e.g., the street, sidewalks, cars, vacant and abandoned buildings). Sheltered homeless are individuals whose primary nighttime residence is a supervised publicly or privately operated shelter (e.g., emergency, transitional, battered women, and homeless youth shelter; and commercial hotels or motels used to house the homeless).

Household – The Census considers all persons living in a dwelling unit to be a household whether or not they are related. A single person living in an apartment and a family living in a house are both considered households.

Household Income – The total income of all the people living in a household. Households are usually described as low income, moderate income, middle income, and upper income according to their household size and relation to the regional median income for that household size.

- Very-Low Income: < 50% of the regional median income
- Low Income: 50-80% of the regional median income
- Moderate Income: 80-120% of the regional median income
- Upper Income: > 120% of the regional median income

Infill Development – Infill is the use of land within a built-up area for further construction that focuses on the reuse and repositioning of obsolete or underutilized buildings and sites.

Infrastructure – The physical systems and services which support development and people, such as streets and highways, transit services, airports, and water and sewer systems.

Land Use – A description of how land is occupied or used.

Landslide – A general term for a falling or sliding mass of soil or rocks.

Liquefaction – A process by which water-saturated granular soils transform from a solid to a liquid state due to ground shaking. This phenomenon usually results from energy waves caused by earthquake shaking.

Local Street – A street providing direct access to properties and designed to discourage through-traffic.

Lot Coverage – The area devoted to the principal and accessory structures, patios, garages, and covered parking.

Low-Impact Development – Promotes the highest and best use of the intrinsic land form and built structure(s) to both distribute storm water and collect rainwater.

Manufactured Housing – Housing that is constructed of manufactured components, assembled partly at the site rather than totally at the site; also referred to as modular housing.

Median Income – The income category for each household size that is defined annually by the Federal Department of Housing and Urban Development. Half of the households in the region have incomes above the median and half below.

Mobile Home – A structure, transportable in one or more sections, which is at least 8 feet in width and 32 feet in length, is built on a permanent chassis and designed to be used as a dwelling unit when connected to the required utilities, either with or without a permanent foundation.

Noise – Any unwanted or un-desirable sound.

Open Space – Any parcel or area of land or water essentially unimproved and set aside, designated, dedicated or reserved for public or private use or enjoyment.

Parcel – The basic unit of land entitlement. A designated area of land established by plat, subdivision, or otherwise legally defined and permitted to be used, or built upon.

SCAG – Southern California Association of Governments. The Southern California Association of Governments is a regional planning agency which encompasses six Counties: Imperial, Riverside, San Bernardino, Orange, Los Angeles, and Ventura. SCAG is responsible for preparation of the Regional Housing Needs Assessment (RHNA).

Sequestration – The storage of carbon dioxide in a solid material through biological or physical processes.

Single-Family Dwelling – The main building on a lot designated and used exclusively for occupancy by one family.

Sphere of Influence – A region in which political and economic influence or control is exerted by one agency over another agency or other agencies.

Subdivide – The division by any person or partnership, firm, corporation, of any unit or units of improved or unimproved land, or any portion thereof, shown on the latest equalized County assessment roll as a unit or as contiguous units, for the purpose of sale, lease or financing, whether immediate or future except for leases of agricultural land for agricultural purposes.

Subdivision – The division of a lot, tract or parcel of land in accordance with the Subdivision Map Act (California Government Code Section 66410 et seq.).

Transitional Housing – Transitional housing is temporary (often six months to two years) housing for a homeless individual or family who is transitioning to permanent housing. Transitional housing often includes a supportive services component (e.g., job skills training, rehabilitation counseling, etc.) to allow individuals to gain necessary life skills in support of independent living.

Vacant Land – A parcel of land not occupied by a residence.

Variance – Permission to depart from development standards required in the zoning ordinance when, because of special circumstances applicable to the property, strict application of the ordinance deprives such property of privileges enjoyed by other property in the vicinity and under identical zoning. Any variance granted will ensure that the adjustment granted will not constitute a special privilege.

Zoning – A land use regulatory measure enacted by local government. Zoning district regulations governing lot size, floor area ratio, placement, and other development standards vary from district to district, but must be uniform within the same district. Each City and County adopts a Zoning Ordinance specifying these regulations.

100-Year Floodplain – The event which has a 1% chance of being equaled or exceeded in any single year.

500-Year Floodplain – The event which has a 0.2% chance of being equaled or exceeded in any single year.