



GLOSSARY

The following Glossary provides definitions of common planning terms that are used in the General Plan. The definitions may be used to interpret policies in the General Plan, but shall not be interpreted as policies, standards, thresholds, guidelines, etc.

- **100-Year Flood.** A flood that has one percent likelihood of occurring in any given year.
- **100-Year Floodplain.** The area covered in water during a 100-year flood.
- **Access/Egress.** The ability to enter a site from a roadway and exit a site onto a roadway by motorized vehicle.
- **Acres, Gross.** The entire acreage of a site. Gross acreage is calculated to the centerline of proposed bounding streets and to the edge of the right-of-way of existing or dedicated streets.
- **Acres, Net.** The portion of a site 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.
- **Adverse Impact.** A negative consequence for the physical, social, or economic environment resulting from an action or project.
- **Affordable Housing.** Housing capable of being purchased or rented by a household with very low, low, or moderate income, based on a household's ability to make monthly payments necessary to obtain housing. Housing is considered affordable when a household pays less than 30 percent of its gross monthly income for housing and utilities.
- **Agency.** The governmental entity, department, office, or administrative unit responsible for carrying out regulations.
- **Agricultural Preserve.** Land designated for agriculture or conservation. (See "Williamson Act.")
- **Agriculture.** Use of land for the production of food and fiber, including the growing of crops and/or the grazing of animals on natural prime or improved pastureland.
- **Air Pollution.** Concentrations of substances found in the atmosphere that exceed naturally occurring quantities and are undesirable or harmful in some way.
- **Alluvial.** Soils deposited by stream action.
- **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



GLOSSARY

geologic investigations must be prepared prior to approval of certain types of new development.

- **Ambient.** Surrounding on all sides; used to describe measurements of existing conditions with respect to traffic, noise, air and other environments.
- **Analysis.** The examination of a subject, particularly its component parts and their interrelationships.
- **Annex.** To incorporate a land area into an existing district or municipality, with a resulting change in the boundaries of the annexing jurisdiction.
- **Apartment.** A building designed and intended for occupancy by three or more families living independently of each other, each in a separate dwelling unit, which may be owned individually or by a single landlord (e.g., apartment, apartment house, townhouse, condominium).
- **Appropriate.** Suitable for a particular person, place, or condition.
- **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.
- **Articulation.** Variation in the depth of the building plane, roofline, or height of a structure that breaks up plain, monotonous areas and creates patterns of light and shadow.
- **At-Grade.** Crossings (e.g., pedestrian, bicycle, train) or intersections that cross at the same level, and are not separated from regular vehicular roadways. Potential safety hazards exist with the use of at-grade crossings due to the different types of traffic at the intersection.
- **Attainment.** Compliance with state and federal ambient air quality standards within an air basin. (See "Non-attainment.")
- **Automobile-intensive Use.** A use of a retail area that depends on exposure to continuous auto traffic.
- **Average Daily Traffic (ADT).** The total volume of traffic carried by a roadway segment in an average 24-hour period or the average number of vehicle trips generated by a project or projects in a 24-hour period.
- **Bicycle Lane (Class II facility).** A corridor expressly reserved for bicycles on a street or roadway in addition to any lanes for use by motorized vehicles.

GLOSSARY



- **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 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.
- **Biotic Community.** A group of living organisms characterized by a distinctive combination of both animal and plant species in a particular habitat.
- **BMP or BMPs (Best Management Practices).** The best available technologies, techniques, etc., to reduce the potential impacts of development or operation of a project on the environment. BMPs are typically referred to in relation to reducing erosion, drainage, and air and water pollution.
- **Bond.** An interest-bearing promise to pay a stipulated sum of money, with the principal amount due on a specific date. Funds raised through the sale of bonds can be used for various public purposes.
- **Buffer Zone.** An area of land separating two distinct land uses that acts to soften or mitigate the effects of one land use on the other.
- **Building.** Any structure used or intended for supporting or sheltering any use or occupancy.
- **CAL FIRE.** A state agency that provides fire protection and stewardship of over 31 million acres of California's privately-owned wildlands. In addition to its wildland fire fighting role, the Department provides other emergency services.
- **CAL FIRE Academy.** A large CAL FIRE training facility in Ione covering 420 acres that provides training, education and certification programs to firefighters and emergency responders. The facility is located in Ione at 4501 Preston Road.
- **California Ambient Air Quality Standards (CAAQS).** Established by state law, these standards specify the standards for the purity of outdoor air, as measured by the concentration of ten pollutants: particulate matter (very fine dust), ozone, nitrogen dioxide, sulfates, carbon monoxide, sulfur dioxide, visibility reducing particles, lead, hydrogen sulfide, and vinyl chloride. *See also National Ambient Air Quality Standards (NAAQS)*
- **California Department of Corrections and Rehabilitation (CDCR).** A state agency that provides offender incarceration, parole supervision, and offender rehabilitation.
- **California Department of Forestry and Fire Protection.** *See CAL FIRE.*



GLOSSARY

- **California Environmental Quality Act (CEQA).** A State law requiring State and local agencies to regulate activities with consideration for environmental protection. 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. General Plans require the preparation of a "program EIR."
- **California Historical Landmark.** Buildings, structures, sites, or places in California that have been determined to have statewide historical significance
- **Caltrans.** California Department of Transportation.
- **Capital Improvements Program (CIP).** A program, administered by a city or county 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.
- **Carbon Dioxide.** A colorless, odorless, non-poisonous gas that is a normal part of the atmosphere.
- **Carbon Monoxide.** A colorless, odorless, highly poisonous gas produced by automobiles and other machines with internal combustion engines that imperfectly burn fossil fuels such as oil and gas.
- **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 "Buildout.")
- **The Castle (Preston Castle).** *See Preston School of Industry.*
- **Census.** The official decennial enumeration of the population conducted by the federal government.
- **Central Sierra Planning Council (CSPC).** A "council of governments" formed under the provisions of State law for joint powers of agreement agencies. It is a quasi-governmental organization composed of four Counties (Alpine, Amador, Calaveras and Tuolumne) and seven Cities within those four Counties. The CSPC addresses regional planning issues.
- **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

GLOSSARY



directional separation of traffic lanes through the use of curbs or raised islands that limit the paths that vehicles may take through the intersection.

- **Character.** Special physical characteristics of a structure or area that set it apart from its surroundings and contribute to its individuality.
- **Circulation System.** A network of transit, automobile, bicycle and pedestrian rights-of-way that connect origins and destinations.
- **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 an open space area.
- **Community Development Block Grant (CDBG).** A grant program administered by the U.S. Department of Housing and Urban Development (HUD) on a formula basis for entitlement communities, and by the State Department of Housing and Community Development (HCD) for non-entitled jurisdictions. This grant allots money to cities and counties for housing rehabilitation and community development, including public facilities and economic development.
- **Compatible.** Capable of existing together without conflict or ill effects.
- **Concurrency.** Installation and operation of facilities and services needed to meet the demands of new development simultaneous with the development.
- **Conservation.** The management of natural resources to prevent waste, destruction, or degradation.
- **Consistency, Consistent With.** Free from significant variation or contradiction. California State law requires that a general plan be internally consistent and also requires consistency between a general plan and implementation measures such as the Zoning Code.
- **Consistent.** Free from variation or contradiction. Programs in the General Plan are to be consistent, not contradictory or preferential. State law requires consistency between a general plan and implementation measures such as the Zoning Code.
- **Critical Facility.** Facilities housing or serving many people, which are necessary in the event of an earthquake or flood, such as hospitals, fire, police, and emergency service facilities, utility "lifeline" facilities, such as water, electricity, and gas supply, sewage disposal, and communications and transportation facilities.
- **Cumulative Impact.** As used in CEQA, the total impact resulting from the accumulated impacts of individual projects or programs over time.
- **dB.** Decibel; a unit used to express the relative intensity of a sound. Every increase of 10 dBA doubles the perceived loudness though the noise is actually ten times more intense.



GLOSSARY

- **dBA.** The "A-weighted" scale for measuring sound in decibels; adjusts the effects of low and high frequencies in order to simulate human hearing.
- **Dedication.** The turning over by an owner or developer of private land for public use, and the acceptance of land for such use by the governmental agency having jurisdiction over the public function for which it will be used. Dedications for roads, parks, school sites, or other public uses often are made conditions for approval of a development by a city or county. Dedication, In lieu of cash payments that may be required of an owner or developer as a substitute for a dedication of land, usually calculated in dollars per lot, and referred to as in lieu fees or in lieu contributions.
- **Density, Employment.** A measure of the number of employed persons per specific area (for example, employees/acre).
- **Density, Residential.** The number of permanent residential dwelling units per acre of land. Densities specified in this General Plan may be expressed in units per gross acre. See "Acres, Gross"
- **Developable Acres, Net.** See "Acres, Net"
- **Developable Land.** Land that is suitable as a location for structures and that can be developed free of hazards to, 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.** The physical extension and/or construction of urban land uses. Development activities include: subdivision of land; construction or alteration of structures, roads, utilities, and other facilities; installation of septic systems; grading; deposit of refuse, debris, or fill materials; and clearing of natural vegetative cover (with the exception of agricultural activities).
- **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 et seq.) 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 "Impact Fee"
- **Development Rights, Transfer of (TDR).** Also known as "Transfer of Development Credits," a program that can relocate potential development from areas where proposed land

GLOSSARY



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.

- **Discourage.** To advise or persuade to refrain from.
- **Discretionary Decision.** 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.
- **Dwelling Unit.** A room or group of rooms which provides independent living facilities with permanent provisions for living, sleeping, eating, cooking and sanitation, intended for occupancy on a long-term basis.
- **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.)
- **Ecosystem.** An interacting system formed by a biotic community and its physical environment.
- **Elderly.** Persons age 62 and older. (See "Seniors.")
- **Eminent Domain.** The right of a public 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.
- **Encourage.** To stimulate or foster a particular condition through direct or indirect action by the private sector or government agencies.
- **Endangered Species.** A species of animal or plant is considered to be endangered when its prospects for survival and reproduction are in immediate jeopardy from one or more causes.
- **Enhance.** To improve existing conditions by increasing the quantity or quality of beneficial uses or features.



GLOSSARY

- **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." (See "California Environmental Quality Act.")
- **Environmental Impact Report (EIR).** A report required 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 or project. (See "California Environmental Quality Act.")
- **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.
- **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.
- **Event.** As used in the Safety Element of this General Plan, an "event" is an accidental release of a substance, material or energy from a facility that may cause a hazardous physical effect beyond the exterior boundary of the facility. An "event" may occur as the end result of a series of related circumstances or actions; the individual circumstances or actions are not themselves considered to be "events" for the purposes of implementation of Safety Element policies.
- **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.
- **Family.** An individual or a group of persons living together 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.
- **Farmland.** Refers to eight classifications of land mapped by the U.S. Department of Agriculture Soil Conservation Service.
- **Fault.** A fracture in the earth's crust forming a boundary between rock masses that have shifted.
- **Feasible, Economically.** Capable of being done, executed, or managed successfully from the standpoint of the physical and/or financial abilities of the implementer(s).
- **Feasible, Technically.** Capable of being implemented because the industrial, mechanical, or application technology exists.

GLOSSARY



- **Finding(s).** The result(s) of an investigation and the basis upon which decisions are made. Findings are used by government agents and bodies to justify action taken by the entity.
- **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.
- **Fiscal Viability.** The City's financial ability to undertake and fully fund a project.
- **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.
- **Floodplain.** The relatively level land area on either side of the banks of a stream regularly subject to flooding. See "100-Year Floodplain"
- **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, 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 not including any space where the floor-to-ceiling height is less than six feet. Some
- **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.
- **Footprint; Building Footprint.** The outline of a building at all of those points where it meets the ground.
- **Future Growth Area.** An area identified for potential future development at the near-end of the life of the General Plan. The designation allows for application(s) for development to be accepted and processed by the City, but will require a General Plan Amendment to fully adopt project Specific Plan(s) or Planned Development Master Plan(s). Such applications must be consistent the City's General Plan Policies.
- **GRE Property.** The parcels at the eastern edge of the City, south of Preston Road, immediately east of Ione Elementary School, and north of the Wildflower residential development. A special Planned Development zoning may still apply to the property.



GLOSSARY

- **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.
- **Geological.** Pertaining to rock or solid matter.
- **Grade-separated.** Crossings (e.g., pedestrian, bicycle, train) that are completely separated from regular vehicular roadways so as to promote safe and efficient circulation pathways. Crossings are usually at different elevations and are either under or over passes.
- **Grasslands.** Land reserved for pasturing or mowing, in which grasses are the predominant vegetation.
- **Green Building.** The practice of producing and maintaining a facility in which all materials and systems are designed for the purpose of minimizing the impacts on its occupants and the environment. Such targeted issues include building siting, materials selection, energy efficiency, water conservation, construction waste management, indoor air quality, and others.
- **Green Infrastructure.** Multi-use open space along drainage corridors, detention and retention basins, over regional underground utility corridors and under major overhead utility corridors.
- **Greenway.** Linear systems that connect residences to the regional trail and park system and to community serving facilities such as schools, parks, and village greens. They provide non-vehicular, pedestrian-friendly environments for people to walk, bike, or otherwise travel without a vehicle from one place to another, as well as places to pause, sit, and relax.
- **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").
- **Guidelines.** General statements of policy direction around which specific details may be later established.
- **Habitat.** The physical location or type of environment in which an organism or biological population lives or occurs.
- **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.

GLOSSARY



- **Historic Preservation.** The preservation of historically significant structures and neighborhoods until such time as, and in order to facilitate, restoration and rehabilitation of the building(s) to a former condition.
- **Historic; 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.
- **Household.** All those persons—related or unrelated—who occupy a single housing unit. (See "Family.")
- **Households, Number of.** The count of all year-round housing units occupied by one or more persons. The concept of household is important because the formation of new households generates the demand for housing. Each new household formed creates the need for one additional housing unit or requires that one existing housing unit be shared by two households. Thus, household formation can continue to take place even without an increase in population, thereby increasing the demand for housing.
- **Housing and Community Development Department 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 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 "Dwelling Unit," "Family," and "Household."
- **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.
- **Image.** The mental picture or impression of a city or place taken from memory and held in common by members of the community.
- **Impact.** The effect of any direct man-made actions or indirect repercussions of man-made actions on existing physical, social, or economic conditions.
- **Impact Fee.** A fee, also called a development fee, levied on the developer of a project by a city, county, or other public agency as compensation for otherwise-unmitigated impacts the project will produce. California Government Code Section 66000 et seq. specifies that development fees shall not exceed the estimated reasonable cost of providing the service for



GLOSSARY

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.
- **Improvement.** The addition of one or more structures or utilities on a parcel of land.
- **Incident.** See “Event”
- **Incorporation.** Creation of a new city.
- **Industrial.** The manufacture, production, and processing of consumer goods. Industrial is often divided into "heavy industrial" uses, such as construction yards, quarrying, and factories; and "light industrial" uses, such as research and development and less intensive warehousing and manufacturing.
- **Industrial Park; Office Park.** A planned assemblage of buildings designed for workplace use.
- **Infill Development.** Development of vacant land (usually individual lots or left-over properties) within areas that are already largely developed.
- **Infrastructure.** The necessary physical systems and facilities needed to support the operation of a community (e.g., sewer and water systems, communication lines, roadways).
- **Institutional Uses.** 1) Publicly or privately owned and operated activities such as schools, large medical care facilities, nursing homes, museums, prisons, major training facilities; 2) Churches and other religious organizations; and 3) Other non-profit activities of a welfare, educational, or philanthropic nature that can not be considered residential, commercial, or industrial. See "Public and Quasi-public Facilities”
- **Intensity, Building.** For residential uses, the actual number or the allowable range of dwelling units per net or gross acre. For non-residential uses, the actual or the maximum permitted floor area ratios (FARs).
- **Inter-agency.** Indicates cooperation between or among two or more discrete agencies in regard to a specific program.
- **Interest, Fee.** Entitles a landowner to exercise complete control over use of land, subject only to government land use regulations.

GLOSSARY



- **Interest, Less-than-fee.** The purchase of interest in land rather than outright ownership; includes the purchase of development rights via conservation, open space, or scenic easements. (See "Development Rights.", "Easement, Scenic.", "Lease.", and "Leasehold Interest.")
- **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.
- **Jobs/Housing Balance; Jobs/Housing Ratio.** The availability of affordable housing for employees. The jobs/housing ratio divides the number of jobs in an area by the number of employed residents. A ratio of 1.0 indicates a balance. A ratio greater than 1.0 indicates a net in-commute; less than 1.0 indicates a net out-commute.
- **Land Use Regulation.** A term encompassing the regulation of land in general and often used to mean those regulations incorporated in the General Plan, as distinct from zoning regulations (which are more specific).
- **Land Use.** The occupation or utilization of land or water area for any human activity or any purpose defined in the General Plan.
- **Landmark.** 1) A building, site, object, structure, or significant tree, having historical, architectural, social, or cultural significance and marked for preservation by the local, state, or federal government; 2) A visually prominent or outstanding structure or natural feature that functions as a point of orientation or identification.
- **Landscaping.** Planting including trees, shrubs, and ground covers suitably designed, selected, installed, and maintained as to enhance a site or roadway permanently.
- **Level of Service (LOS) Standard.** A standard used by government agencies 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.
- **LID.** *See Low Impact Development.*
- **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.
- **Local Agency Formation Commission (LAFCo).** A five- or seven-member commission within each county that reviews and evaluates all proposals for formation of special districts, incorporation of cities, annexation to special districts or cities, consolidation of districts, and merger of districts with cities. Each county's LAFCo is empowered to approve, disapprove, or conditionally approve such proposals. The five LAFCo members generally include two county supervisors, two city council members, and one member representing the general



GLOSSARY

public. Some LAFCos include seven members, with two additional representatives of special districts. Amador LAFCo currently has five members.

- **Lot.** (See "Site.")
- **Lot of Record.** A lot that is part of a recorded subdivision or a parcel of land that has been recorded at the county recorder's office containing property tax records.
- **Low Impact Development (LID).** An approach to manage stormwater runoff, emphasizing the use of conservation and existing site features to protect water quality. This generally involves minimizing impervious surfaces and managing stormwater on-site.
- **Maintain.** To keep in an existing state. (See " Preserve")
- **May.** That which is permissible.
- **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.
- **Mineral Resource.** Land on which known deposits of commercially viable mineral or aggregate deposits exist. This designation is applied to sites determined by the State Division of Mines and Geology as being a resource of regional significance, and is intended to help maintain the quarrying operations and protect them from encroachment of incompatible land uses.
- **Minimize.** To reduce or lessen, but not necessarily to eliminate.
- **Mining.** The act or process of extracting resources, such as oil, minerals, or sand and gravel, from the earth.
- **Ministerial (Administrative) Decision.** An action taken by a governmental agency that follows established procedures and rules and does not call for the exercise of judgment in deciding whether to approve a project.
- **Mitigate.** To ameliorate, alleviate, or avoid to the extent reasonably feasible.
- **Mixed-Use.** Properties on which various uses are combined in a single building or on a single site in an integrated development project. Mixed-use can include office, commercial, institutional, and residential.

GLOSSARY



- **Modified Grid.** A network of streets that is similar to a grid street pattern, except that it is modified to incorporate curves in roadways or diagonally directed streets. This pattern is useful in areas where the roadway design must be sensitive to topography, existing development or other pre-existing constraints.
- **Mule Creek State Prison (MCSP).** A state-operated correctional institution for adult male inmates, located at 4001 Preston Road in Ione and covers 866 acres.
- **Multiple Family Building.** A detached building designed and used exclusively as a dwelling by three or more families occupying separate suites.
- **Must.** That which is mandatory.
- **National Ambient Air Quality Standards (NAAQS).** The prescribed level of pollutants in the outside air that cannot be exceeded legally during a specified time in a specified geographical area.
- **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 (NFIP).** 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 (NHPA).** 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.
- **Native Plant or Animal.** A plant or animal species that originates from a particular area.
- **Natural State.** The condition existing prior to development.
- **Necessary.** Essential or required.
- **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.



GLOSSARY

- **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.
- **Non-attainment.** The condition of not achieving a desired or required level of performance. Frequently used in reference to air quality. (See "Attainment.")
- **Oak.** Any tree of the *Quercus* species.
- **Office Use.** The use of land by general business offices, medical and professional offices, administrative or headquarters offices for large wholesaling or manufacturing operations, and research and development.
- **Open Space Land.** Any parcel or area of land or water that is essentially unimproved 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.
- **Ordinance.** A law or regulation set forth and adopted by a governmental authority, usually a city or county.
- **Park Land, Parkland.** Land that is publicly owned or controlled for the purpose of providing parks, recreation, or open space for public use.
- **Parks.** Open space lands whose primary purpose is recreation. (See "Open Space Land.", "Community Park.", and "Neighborhood Park.")
- **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. Under some conditions, the "peak hour" may stretch into a "peak period" of several hours' duration.
- **Performance Standards.** Zoning regulations that permit uses based on a particular 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.
- **Planning Area.** The area directly addressed by the general plan. This area includes the City limits and land within the City's sphere of influence, plus any additional land the City deems related to its planning efforts.
- **Planning Commission.** A body created by a city or county in compliance with California law (Section 65100) that requires the assignment of the planning functions of the city or county to a planning department, planning commission, hearing officers, and/or the legislative body itself, as deemed appropriate by the legislative body. The Ione Planning Commission's five members are appointed by the City Council.

GLOSSARY



- **Policy.** A specific statement of principle or of guiding actions that implies clear commitment but is not mandatory. A general direction that a governmental agency sets to follow in order to meet its goals and objectives before undertaking an action program. (See "Program.")
- **Policy Area.** An area designated in the City's General Plan that includes specific visions and policies pertaining to the area. The policy areas are usually undeveloped or can be redeveloped, requiring additional future land planning. Future land use planning for these areas can include Specific Plans or Planned Development Master Plans, in order to develop or redevelop the property.
- **Pollutant.** Any introduced gas, liquid, or solid that makes a resource unfit for its normal or usual purpose.
- **Pollution.** The presence of matter or energy whose nature, location, or quantity produces undesired environmental effects.
- **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.
- **Pollution, Point.** In reference to water quality, a discrete source from which pollution is generated before it enters receiving waters, such as a sewer outfall, a smokestack, or an industrial waste pipe.
- **Preservation.** 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 "Historic Preservation.")
- **Preserve, n.** An area in which beneficial uses in their present condition are protected; for example, a nature preserve or an agricultural preserve. (See "Agricultural Preserve." and "Protect.")
- **Preserve, v.** To keep safe from destruction or decay; to maintain or keep intact. (See "Maintain.")
- **Preston School of Industry.** A former state correctional facility constructed in the 1890's to rehabilitate youth offenders. It is listed as a California State Historical Landmark and is listed on the National Register of Historic Places. The landmark is highly visible in Ione. The building is currently vacant and open for public tours. The facility is commonly known as the Castle or the Preston Castle.
- **Preston Youth Correctional Facility (PYCF).** A state-operated correctional institution for juvenile males, located at 201 Waterman Road in Ione.



GLOSSARY

- **Prime Agricultural Land.** 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 which qualifies for rating 80 through 100 in the Storie Index Rating. (See "Prime Farmland" and "Storie Index.")
- **Prime Farmland.** Land which 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 "Prime Agricultural Land.")
- **Property rights.** With no intent either to limit existing rights or to create new rights, "property rights" as used in this General Plan means all the rights customarily and traditionally residing in ownership of real property, including the exclusive right to possess, occupy, use, and enjoy the property and the water, mineral, and other resources on, under, and over the surface thereof, to control the use of the property and to exclude others from it, to protect the property from damage and from pollution, to farm the property and otherwise improve it, to benefit economically from the property and its improvements, and to temporarily or permanently transfer, encumber, assign, or alienate or otherwise dispose of certain of those rights through bequest, sale, mortgage, lease, deed, easement, or otherwise.
- **Protect, v.** To maintain and preserve beneficial uses in their present condition as nearly as possible. (See "Enhance.")
- **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 "Institutional
- **Public Services.** Services traditionally provided by local government, including water and sewer, roads, parks, schools, and police and fire protection.
- **Q Ranch.** The undeveloped parcels immediately northwest of the City, along State Route 104 and immediately west of the Mule Creek State Prison. The property is within the City's SOI. A portion of the property is impacted by the 100-year floodplain along Dry Creek.
- **Quality of Development.** The level of development that positively affects the appearance of a city as well as its ability to express community character.
- **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.
- **Recognize, v.** To officially (or by official action) identify or perceive a given situation.

GLOSSARY



- **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 organized play areas including, but not limited to, softball, baseball, football and soccer fields, tennis and basketball courts and various forms of children's play equipment.
- **Recreation, Passive.** Type of recreation or activity that does not require the use of organized play areas.
- **Recycle, v.** The process of extraction and reuse of materials from waste products.
- **Recycled Water.** Reusing treated wastewater for beneficial purposes such as agricultural and landscape irrigation, industrial processes, toilet flushing, and replenishing a ground water basin.
- **Regional.** Pertaining to activities or economies at a scale greater than that of a single jurisdiction, and affecting a broad geographic area.
- **Regional Water Quality Control Board (RWQCB).** A state agency. Each Regional Board makes critical water quality decisions for its region, including setting standards, issuing waste discharge requirements, determining compliance with those requirements, and taking appropriate enforcement actions. Ione is under the jurisdiction of the Central Valley Region of the RWQCB.
- **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.
- **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.
- **Retrofit, v.** To add materials and/or devices to an existing building or system to improve its operation, safety, or efficiency. Buildings can be retrofitted to use solar energy and to strengthen their ability to withstand earthquakes, for example.



GLOSSARY

- **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.
- **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.
- **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.
- **Ringer Ranch Property.** The parcel at the western most portion of the City, along Preston Road, immediately south of the Mule Creek State Prison, and northwest of the Castle Oaks development. The property is designated as a Special Planning Area.
- **Riparian Area.** Riparian areas 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.
- **Runoff.** That portion of rain or other precipitation that does not percolate into the ground and is discharged into streams or drainage facilities instead.
- **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 "Septic System"
- **Seiche.** An earthquake-generated wave in an enclosed body of water such as a lake, reservoir, or bay.
- **Seismic.** Caused by or subject to earthquakes or earth vibrations.
- **Seniors.** Persons age 62 and older. (See "Elderly.")
- **Sense of Place.** A feeling of identity resulting from the aesthetic, nostalgic, or spiritual effects of the physical design or natural features of a specific location, ultimately evoking the essential character of the community.
- **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 "Sanitary Sewer"
- **Setback.** The horizontal distance between the property line and any structure.

GLOSSARY



- **Sewage.** See “Wastewater”
- **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.
- **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.
- **Significant Effect.** A beneficial or detrimental impact on the environment. May include, but is not limited to, significant changes in an area's air, water, and land resources.
- **Silva Property.** The four parcels south of Ringer Ranch and west of Castle Oaks on both sides of Five Mile Drive. The property is outside of the City limits, but within the City's SOI. The property is designated as a Special Planning Area.
- **Site.** A parcel of land used or intended for one use or a group of uses and having frontage on a public or an approved private street. A lot.
- **Slope.** Land gradient described as the vertical rise divided by the horizontal run, and expressed in percent.
- **Soil.** The unconsolidated material on the immediate surface of the earth created by natural forces that serves as natural medium for growing land plants.
- **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.
- **Specific Plan.** A legal tool authorized by Article 8 of the Government Code (Section 65450 et seq.) 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 (SOI).** The probable physical boundaries and service area of a local agency, as determined by the Local Agency Formation Commission (LAFCO) of the



GLOSSARY

County. LAFCO establishes, amends, and reviews spheres to indicate to local agencies that, at some future date, a particular area will likely be induced within a jurisdiction or service area. LAFCO is required to review each agency's SOI every five years.

- **Standards.** 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 park land 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. This also includes the 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.
- **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.
- **Structure.** Anything constructed or erected that requires location on the ground (excluding swimming pools, fences, and walls used as fences).
- **Substantial.** Considerable in importance, value, degree, or amount.
- **Topography.** Configuration of a surface, including its relief and the position of natural and man-made features.
- **Trail.** A path of travel for recreation and/or transportation within a park, natural environment, or designated corridor that is not classified as a highway, road, or street.
- **Transit.** The conveyance of persons or goods from one place to another by means of a local, public transportation system.
- **Triangle Area.** The Special Planning Area bounded by State Routes 124, 88, and 104, south of the Hughes Arena and Wildflower development. A number of significant site constraints in this area make development a major challenge. Previous uses on this site included surface mining.
- **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.
- **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).

GLOSSARY



- **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).
- **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 Land Use.** Residential, commercial, or industrial land use in areas where urban services are available.
- **Urban Services.** Utilities (such as water, gas, electricity, and sewer) and public services (such as police, fire, schools, parks, and recreation) provided to an urbanized or urbanizing area.
- **Use.** The purpose for which a lot or structure is or may be leased, occupied, maintained, arranged, designed, intended, constructed, erected, moved, altered, and/or enlarged in accordance with the City or County zoning ordinance and General Plan land use designations.
- **Utility Corridors.** Rights-of-way or easements for utility lines on either publicly or privately owned property. (See "Right-of-way." or "Easement.")
- **Vacant.** Lands or buildings that are not actively used for any purpose.
- **Vernal Pools.** Seasonal pools of water which form during the wet months and disappear in the dry months, usually characterized by unique flora and fauna that depend on the pools' seasonality.
- **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.
- **Wastewater.** Liquid and water-carried industrial wastes and sewage from residential dwellings, commercial buildings, industrial and manufacturing facilities, and institutions, whether treated or untreated.
- **West Ione Roadway Improvement Strategy (WIRIS).** The West Ione Roadway Improvement Strategy (WIRIS) is a planned project for creating a backbone roadway system on the west side of the City. This new system of roadways will help alleviate congestion, improve safety, improve quality of life, and enhance economic development by improving



GLOSSARY

current operations as well as accommodating future traffic volumes forecast for the area in and around the City of Ione. WIRIS improvements consist of a combination of a new roadways and improvements to existing roadways.

- **Wetlands.** Areas that are saturated with surface water or groundwater at a frequency and duration sufficient to support vegetation typically adapted for life in saturated soil conditions.
- **Wildfire.** Uncontrolled fire often occurring in wildland areas. Wildfires may threaten and consume urban areas. CAL FIRE is the primary agency responsible for fighting wildfires.
- **Wildflower property.** The residential and open space parcels at the southeast corner of the City, immediately east of Howard Park, and south of the GRE Property.
- **Wildland.** Vegetated areas more than 150' from urban areas in patches at least 250 acres in size and having no constrictions less than 150' wide.
- **Wildlife.** Animals or plants existing in their natural habitat.
- **Will.** That which is expected or may be expected. Expresses intent or purpose. (See "Shall" and "Should.")
- **Williamson Act.** The California Land Conservation Act of 1965—commonly referred to as the Williamson Act—which enables local governments to enter into contracts with private landowners for the purpose of restricting specific parcels of land to agricultural or related open space use. In return for maintaining agricultural uses, landowners receive property tax assessments which are much lower than normal because they are based upon farming and open space uses as opposed to full market value. Local governments receive an annual subvention of forgone property tax revenues from the state via the Open Space Subvention Act of 1971.
- **Woodlands.** Lands covered with woods or trees.
- **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.