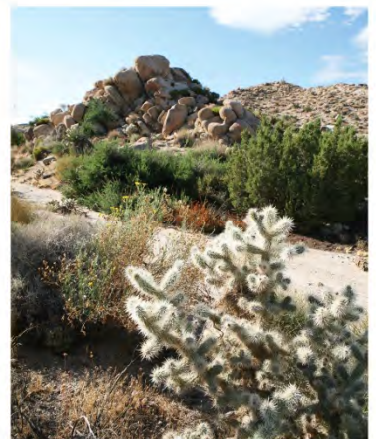


8. GLOSSARY



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8 GLOSSARY

100 Year Flood Zone:	Land with a 1 percent annual chance of flooding. Structures in a 100-year flood zone have a 26 percent chance of being flooded over the course of a 30-year mortgage, and only a 4 percent chance of being impacted by fire during the same time frame.
500 Year Flood Zone:	Land with a 0.2 percent annual chance of flooding.
Adjusted Gross Acres:	Acreage that does not include the right-of-way for major roadways (Collector Roads and above) and flood control facilities.
Alluvium:	Soil, sand, gravel, or similar material deposited by running water, sometimes miles from its source.
Alquist-Priolo Earthquake Fault Zone:	A regulatory zone, delineated by the State Geologist, within which sit-specific geologic studies are required to identify and avoid fault rupture hazards prior to subdivision of land and/or construction of most structures for human occupancy.
Ambient Noise:	The composite of noise from all sources. The ambient noise level constitutes the normal or existing level of background noise at a given location.
Arterial Roadways/ Highways:	Paved roadways that are designed to move large volumes of traffic and provide a high level of mobility between major residential, employment, and activity centers.
Average Daily Trips (ADT):	The total volume of traffic on a given road averaged over a 24-hour period.
A-weighted decibel (dBA):	The A-weighted decibel scale discriminates against upper and lower frequencies in a manner approximating the sensitivity of the human ear. The scale ranges from zero for the average least perceptible sound to about 130 for the average pain level.
Bikeway:	Designated facilities classified, and specifically designated, constructed and intended for the use of bicycle travel.
Buffers:	Land uses which protect public safety and provide sufficient distance and barriers between incompatible land uses by lessening the effects of noise, dust, vibration, visual blight, or other impacts caused by a particular land use.
By Right:	When the permitting process does not involve a discretionary review to allow a use in a particular zone. The design of the project, however, is still subject to development standards to ensure quality and protect public health, safety, and welfare. State law requires that several types of housing, including second units, are permitted by right in appropriate zones.
California Desert Native Plants Act (CDNPA):	California hosts approximately 6,500 species, subspecies, and varieties of plants that occur naturally in the state, and many of these are found nowhere else in the world. Some are adapted to unique habitats or harsh conditions, and some occur in such low numbers or have been so impacted by human influence that they are at risk of permanent extinction from the wild plant species. The CDNPA was established to protect California desert native plants from unlawful harvesting on public and privately owned lands.

California Environmental Quality Act (CEQA):	State legislation that defines state environmental goals and the responsibilities of local governments to assist in achieving those goals and sets forth the requirements for the environmental analysis of proposed public and private projects, including the preparation and/or review of environmental impact reports or issuance of exemptions and negative declarations.
California State Scenic Highway System:	A list of highways, mainly state highways that have been designated by the California Department of Transportation (Caltrans) as scenic highways. The California State Legislature (Section 263 of the Streets and Highways Code) makes highways eligible for designation as a scenic highway. For a highway to be declared scenic, the government with jurisdiction over abutting land must adopt a "scenic corridor protection program" that limits development, outdoor advertising, and earthmoving, and Caltrans must agree that it meets the criteria.
Capital Improvement Program (CIP):	A local government's schedule of infrastructure improvements necessary to accommodate existing and anticipated future development. Most CIPs include a financing mechanism to fund the cost of the improvements.
Class I Bike Facility	Bike path providing completely separated right-of-way designated to the exclusive use of bicycles and pedestrians.
Class II Bike Facility	Bikeway that provides designated lanes for the use of bicycles through the use of striping on the roadway and signage designations for the facility.
Class III Bike Facility	Bikeway providing route designation by signage. Roadways are shared between bicyclists and motorists.
Collector Roadways:	Paved roadways intended to "collect" traffic and people from local roadways and carry them to arterial roadways and highways.
Community Housing Development Organization:	A private nonprofit community-based service organization that has the capacity to develop affordable housing for the community it serves.
Community Livability:	Local streets need to consider the communities they serve. As such, streets serving communities should be designed with the neighborhood in mind – speeds should be low enough to improve bicycle and pedestrian safety.
Community Noise Equivalent Level (CNEL):	The average equivalent A-weighted sound level during a 24-hour day obtained after the addition of five decibels to sound levels from 7 pm to 10 pm and after the addition of 10 decibels to sound levels from 10 pm to 7 am. CNEL describes acceptable and unacceptable ranges of noise.
Complete Streets:	According to the National Complete Streets Coalition, complete streets are a means by which, "... planners and engineers (can) build road networks that are safer, more livable, and welcoming to everyone.... Instituting a complete streets policy ensures that transportation planners and engineers consistently design and operate the entire roadway with all users in mind – including bicyclists, public transportation vehicles and riders, and pedestrians of all ages and abilities."

Conservation:	The protection, preservation, development, and utilization of natural resources.
Constraints Based Planning	Evaluative process that considers funding availability and environmental and political constraints in order to make recommendations for the transportation plan. Choices must be made that balance these constraints with the values and vision of the Town. Constraints based planning will allow Yucca Valley to plan for infrastructure transportation that can be implemented and maintained in the future.
Decibel (dB):	The unit of measure for loudness based on a logarithmic scale.
Defensible Space:	The area adjacent to a structure or dwelling where wildland fire prevention or protection practices are implemented to provide defense from an approaching wildland fire or to minimize the spread of a structure fire to wildlands or surrounding areas. A 100-foot clearance is required by law. Defensible Space requirements are set by the state in the Public Resources Code (PRC 4291) and Government Code (GC 51182) for fuel modification to reduce fire danger. San Bernardino County Mountain Area Safety Taskforce recommends creating three zones to meet the defensible space requirement around a structure: a 10-foot ignition zone should be cleared closest to the structure, a 20-foot (or to property line) clean zone should be maintained from there and lastly, a 70-foot (or to property line) reduced fuel zone should be maintained along the outer edge of the property.
Density:	The number of housing units per acre of land; typically described as dwelling units per acre (du/ac). Minimum and maximum densities limit the capacity of the land.
Development Agreements:	Provides project proponents with additional assurances that development approvals will not be nullified by the enactments of a future policy or regulation change. In exchange, an applicant may be required to meet certain conditions or performance criteria that become part of the development agreement.
Development Code:	A collection of development standards, regulation, guidelines and procedures which correspond to zoning/land use designations.
Emergency Shelter:	Housing for homeless persons that is limited to stays of no more than six months.
Endangered Species:	Those with such limited numbers or subject to such extreme circumstances that they are considered in imminent danger of extinction.
Fault:	A fracture or zone of closely associated fractures along which rocks on one side have been displaced with respect to those on the other side. A fault zone is a zone of related faults, which commonly are braided, but may be branching. A fault trace is the line formed by the intersection of a fault and the earth's surface.
Flooding:	A rise in the level of a water body or the rapid accumulation of runoff, including related mudslides and land subsidence, that results in the temporary inundation of land that is usually dry.
Floodway:	A watercourse, including banks, that must remain clear to carry flood waters.

Floor Area Ratio (FAR):	The relationship between the amount of floor area allowed in a building and the area of the lot on which it stands. Lower FARs allow less non-residential development potential (square footage) than higher FARs.
Fuel Modification Zone:	A ribbon of land surrounding a development within a fire hazardous area that is designed to diminish the intensity of a wildland fire as it approaches the structures. Fuel modification includes both the thinning of combustible vegetation, and the removal and replacement of native vegetation with fire-resistive plant species.
Goal:	Statement of desired future conditions, regarding a particular topic in the community, toward which effort and use of resources are or will be directed.
Green Building:	The practice of creating structures and using processes that are environmentally responsible and resource efficient throughout a building's life-cycle, from siting to design, construction, operation, maintenance, renovation, and deconstruction. This practice expands and complements the classical building design concerns of economy, utility, durability, and comfort. Green building is also known as a sustainable or high performance building. Source: US Environmental Protection Agency.
Greenhouse Gases (GHG):	A balance of naturally occurring gases in the atmosphere determines the earth's climate by trapping solar heat through a phenomenon known as the greenhouse effect. GHGs, including carbon dioxide, methane, nitrous oxide, chlorofluorocarbons, and water vapor, keep solar radiation from exiting our atmosphere. In a process very similar to the windows on a greenhouse, GHGs trap so much heat that the temperature within the earth's atmosphere is rising. GHGs are emitted through both natural processes and human activities. Emissions from human activities, such as electricity production, motor vehicle use, and agriculture, are contributing to the concentration of GHGs in the atmosphere and have led to a trend of unnatural warming of the earth's climate, which is known as global warming.
Ground Failure:	Mudslide, landslide, liquefaction, or soil compaction.
Groundwater:	Subsurface or underground water resource.
Habitats:	The physical locations or types of environments in which an organism or biological population lives or occurs.
Hazardous Material:	Any material that because of its quantity, concentration, or physical or chemical characteristics poses a significant present or potential hazard to human health and safety or the environment if released into the workplace or environment.
Historic:	Important, significant, famous or decisive in history.
Implementation Actions:	Strategies that serve as a check list of "how to" and "to dos" for staff and local decision makers to implement the goals and policies of the General Plan.
Industrial Roadways:	Function similarly to Collector Roadways, but they serve industrial areas.
Infill:	Building out or completing development of an already semi-developed area before starting development of adjacent undeveloped lands.

Infrastructure:	The physical systems and services which support development and people, such as streets and highways, transit services, airports, water and sewer systems, etc.
Intensity:	The way nonresidential and mixed use development potential is described. Levels of intensity are expressed as floor area ratios.
Intrusive Noise:	Noise that intrudes over and above the existing ambient noise at a given location. The relative intrusiveness of a sound depends upon its amplitude, duration, frequency, time of occurrence, and tonal or informational content.
Landslide:	A general term for a falling, sliding, or flowing mass of soil, rocks, water, and debris. Includes mudslides, debris flows, and debris torrents.
Leap-Frog Development:	Development that occurs well beyond the limits of existing development and necessary services and facilities such as utilities, roads, parks, schools, etc.
LEED:	A sustainable building certification program called Leadership in Energy and Environmental Design that is operated by the U.S. Green Building Council.
Liquefaction:	A process by which water-saturated granular soils transform from a solid to a liquid state during strong ground shaking.
Local Streets:	Serve predominantly residential adjacent properties and should enhance community livability. Speeds should be low and these facilities should discourage through traffic use.
Natural Open Space:	Undeveloped land primarily left in its natural state with recreation uses as a secondary objective. It is usually owned or managed by a governmental agency and may or may not have public access. This type of land may include wetlands, steep hillsides, or other similar spaces. In some cases, environmentally sensitive areas are considered open space and can include wildlife habitats, stream and creek corridors, or unique and/or endangered plant species.
Nature Preserves:	Large areas of land preserved in its natural state as public property.
Nature Reserves:	Protected areas of importance for wildlife, flora, fauna, or features of geological or other special interest that is reserved and managed for conservation. These areas may be designated by government institutions or by private landowners (i.e., conservation charities and research institutions).
Network-Based Complete Streets:	Combines individual travel mode networks into one multimodal transportation system, integrating infrastructure where appropriate, ultimately ensuring that all users can safely and efficiently access their destination.
Night Sky:	A clear sky, with visible stars, despite necessary or desired illumination of private and public property.
Noise Contours:	Areas around a noise source with equal levels of noise exposure. Noise contours are drawn similar to a topographic map.

Open Space:	Any parcel or area of public or private land or water that is essentially unimproved and undeveloped.
Overcrowding:	When occupancy exceeds more than one person per room (excluding the kitchen and bathrooms).
Paleontology:	A science that deals with the life of past geologic periods and is based on the study of fossil remains of plants and/or animals.
Peakload Water Supply:	The supply of water available to meet both domestic water and firefighting needs during the particular season and time of day when domestic water demand on a water system is at its peak.
Permanently Preserved Land:	Permanently protected from development with a perpetual conservation or open space easement or fee ownership, held by a federal, state, or local government or nonprofit organization for natural resource, forestry, agriculture, wildlife, recreation, historic, cultural, or open space use, or to sustain water quality and living resource values.
Policy:	Statements that guide decision making and specify an intended level of a jurisdictions commitment on a subject.
Program EIR:	A program EIR covers big projects or a series of actions that work as one big project because they are related geographically, logically, by statute, or by similar impacts, Future actions may or may not require additional environmental review.
Protected Intersection and Roadways:	Intersections or roadways that have been approved to operate at a lesser level of service due to the inability to physically expand the right-of-way.
Qualified Entity:	Housing nonprofits that have been approved by the California Department of Housing and Community Development. To qualify, an entity must be able to maintain affordability for at least 30 years or the remaining term of assistance.
Quasi-Public::	Essentially a public good or service although under private ownership or control (e.g., the electric or gas company).
Quimby Act:	Authorizes cities and counties to pass ordinances requiring that developers set aside land, donate conservation easements, or pay fees for park improvements. Revenues generated through the Quimby Act cannot be used for the operation and maintenance of park facilities. (California Government Code§ 66477).
Regional Housing Needs Assessment (RHNA):	An assignment of development potential by income category. Since the RHNA is based on regional growth projections, the RHNA is considered a community's share of the regional projected housing demand. The RHNA represents development potential during a time frame established by the state, called a planning period. The current planning period is from 2014 to 2021.
Right-of-Way (ROW):	The land on which a roadway and/or utilities are located. Highway and utility right-of-ways are available to be implemented and maintained by the agency having jurisdiction over that specific roadway or utility.

Second Unit:	Small, separate living quarters located on the same site as a single-family detached home. A second unit can be rented, but cannot be sold separately from the main house.
Sensitive Receptors:	Segments of the population that are most susceptible to poor air quality, such as children, elderly people, and sick people, as well as sensitive land uses, such as schools, hospitals, parks, and residential communities. Air quality problems intensify when sources of air pollutants and sensitive receptors are near one another. Since residential areas are located throughout the Town, as are schools and parks, the consideration of sensitive receptors is an important aspect of the General Plan.
Sensitive Species:	Naturally rare, have been locally depleted, or are put at risk by human activities and may eventually be listed as threatened or endangered.
Severe Overcrowding:	When occupancy exceeds more than 1.5 persons per room.
Single Room Occupancy Unit:	A one-room rental unit intended to be occupied by one person. These units may contain complete kitchen or bathroom facilities or have shared facilities.
Slope Failures:	Includes two types, major slide masses such as landslides and minor soil slips like mud or debris flows. Slope failures can occur on natural or man-made slopes. Failures are often the result of interrelated natural hazards, earthquake-induced rockfall, or storm-induced mudflows.
Special Use Permit	Review procedure that allows the Town to evaluate proposed development and determine its consistency with the General Plan, the Development code and applicable Town ordinances. This type of permit is a staff level review, giving the Director reviewing authority. When approving an application for a Special Use Permit the Director may impose conditions to ensure compliance with the Development Code.
Specific Plans:	Typically used for large-scale projects that require a comprehensive approach to planning and infrastructure issues or used for areas that warrant customized regulatory guidance that is not present in the Development Code. They address site-specific concerns and provide guidance for the design, use, and development of that site.
Steep Slopes:	Before the location and extent of steep slopes in a community can be identified, it is essential that a definition of a steep slope be determined. Many communities define steep slopes as having a grade of 30 percent or greater, meaning that the elevation increases by 30 feet over a horizontal distance of 100 feet.
Subdivision Map Act:	Requires that local governments establish regulations to guide subdivisions, and grants powers to local governments to ensure that the subdivision occurs in an orderly and responsible manner (California Government Code § 66410).
Supportive Housing:	Housing with no limit on length of stay that is linked to onsite or offsite services to assist the resident.

Surface Transportation Assistance Act (STAA):	Overseen by the Federal Transit Administration and Federal Highway Administration, the act provides funds for highway and mass transit projects.
Temperature Inversion:	A layer of warm, dry air overlaying cool, moist marine air that acts as a lid through which the marine layer cannot rise. When the inversion layer is approximately 2,500 feet above sea level, the sea breezes carry the pollutants inland to escape over mountain slopes or through passes. At a height of 1,200 feet, the inversion puts a tight lid on pollutants, concentrating them in a shallow layer.
Threatened Species:	Those whose numbers have dropped to such low levels and/or whose populations are so isolated that the continuation of the species could be jeopardized.
Transitional Housing:	Rental housing operated under programs that provide assistance for stays of at least six months.
Vehicle Miles Traveled (VMT):	Vehicle miles traveled is the metric that identifies the total distance traveled in a car per driver. VMT drives roadway needs (the more people who drive, the more capacity and maintenance is needed on the roadway system).
Watershed:	The area of land where all of the water that is above a given point drains to a common waterway, such as a stream, lake, estuary, reservoir, wetland, aquifer, or even the ocean.
Wetland Resources:	Creeks, washes, underground water (aquifers), and other water courses as well as various riparian vegetation communities associated with these water courses.
Wildland Fire:	A nonprescribed fire, typically fueled by vegetation, occurring in areas where development is essentially non-existent.
Wildland Urban Interface:	The line or zone where a wildfire and structures or other human development meet.
Zoning:	The division of a jurisdiction into districts by land use and the application of different regulations in each district.