

13 GLOSSARY

A. Abbreviations

AB 32: Assembly Bill 32, Global Warming Solutions Act of 2006

ABAG: Association of Bay Area Governments

ADT: Average daily trips made by vehicles or persons in a 24-hour period

ADWF: Average dry weather flow (of influent wastewater)

BAAQMD: Bay Area Air Quality Management District

BAU: Business-as-Usual

BART: Bay Area Rapid Transit District

BMPs: Best Management Practices

C&D: Construction and Demolition

CAAQS: California Ambient Air Quality Standards

CACP: Clean Air and Climate Protection

CAP: Climate Action Plan

CARB: California Air Resources Board

CEC: California Energy Commission

CEQA: California Environmental Quality Act

CESA: California Endangered Species Act

CH₄: Methane

CIP: Capital Improvements Program

CMP: Congestion Management Plan

CNDDDB: California Natural Diversity Database

CNEL: Community Noise Equivalent Level

CNPS: California Native Plant Society

CO₂: Carbon Dioxide

dB: Decibel

DFG: California Department of Fish and Game

DHS: Department of Health Services of the State of California

DU/AC: Dwelling units per acre

EEK: Environmental Education for Kids

EIR: Environmental Impact Report (State)
EPA: US Environmental Protection Agency
E-waste: Electronic Waste
FAR: Floor Area Ratio
FEMA: Federal Emergency Management Agency
FESA: Federal Endangered Species Act
FIRM: Flood Insurance Rate Map
GHGs: Greenhouse Gases
GIS: Geographic Information Systems
GWP: Global Warming Potential
HFCs: Hydrofluorocarbons
HIP: Housing Implementation Plan
HOT: High Occupancy Toll
HUD: US Department of Housing and Urban Development
HCD: Housing and Community Development Department of the State of California
HOV: High Occupancy Vehicle
ICLEI: International Council for Local Environmental Initiatives
I/I: Infill and Infiltration into water and wastewater lines.
IPCC: Intergovernmental Panel on Climate Change
JPA: Joint Powers Authority
LAFCO: Local Agency Formation Commission
LAVWMA: Livermore-Amador Valley Water Management Agency
LLNL: Lawrence Livermore National Laboratory
LEED: Leadership in Energy and Environmental Design
LOS: Level of Service
LPZC: Livermore Planning and Zoning Code
MMTCO_{2e}: Million Metric Tons of Carbon Dioxide Equivalents
NAAQS: National Ambient Air Quality Standard
NLUGBI: North Livermore Urban Growth Boundary Initiative
N₂O: Nitrous Oxide

PD: Planned Development

PFCs: Perfluorocarbons

PM₁₀: Particulate matter, 10 microns in diameter or less. About a hundred particles of this size would fit in the period at the end of this sentence.

PPM: Parts per Million

PUD: Planned Unit Development

PV: Photovoltaic

RAC: Rubberized Asphalt Concrete

SF₆: Sulfur Hexafluoride

TRP: Trip Reduction Plan

UBC: Uniform Building Code

UHC: Uniform Housing Code

USFWS: United States Fish and Wildlife Service

VMT: Vehicle Miles Traveled

(Reso. 2009-040)

B. Terminology

Above Moderate-Income Household

(See “Household, Above Moderate-Income”)

Acceptable Risk

A hazard that is deemed to be a tolerable exposure to danger given the expected benefits to be obtained. The level of loss, injury or destruction below which no specific action by local government is deemed necessary other than making the risk known. Different levels of acceptable risk may be assigned according to the potential danger and the criticalness of the threatened structure.

Acre-Foot

The volume of water necessary to cover one acre to a depth of one foot. Equal to 43,560 cubic feet, 325,851 gallons or 1,233 cubic meters.

Acreage, Gross

The land area that exists prior to any dedications for public use, health and safety purposes.

Acreage, Net

The portion of a site that can actually be built upon, which is the land area remaining after dedication of ultimate rights-of-way for:

- ◆ Exterior boundary streets
- ◆ Flood ways
- ◆ Public parks and other open space developed to meet minimum standards required by City ordinance
- ◆ Utility Easements and rights-of-way may not be counted as net acreage

Action

An action is a program, implementation measure, procedure, or technique intended to help to achieve a specified objective. (See “Objective”)

Active Solar System

A system that uses a mechanical device, such as pumps or fans run by electricity in addition to solar energy, to transport air or water between a solar collector and the interior of a building for heating or cooling. (See “Passive Solar System”)

Adverse Impact

A negative consequence for the physical, social, or economic environment resulting from an action or project.

Affordability Requirements

Provisions established by a public agency to require that a specific percentage of housing units in a project or development remain affordable to very low- and low- income households for a specified period.

Alkali Meadow

A shallow basin containing soils with high levels of a soluble mineral salt left behind by evaporating water. Alkali meadows are found in some areas north of Livermore, and support unique and specialized plant and animal communities. This habitat type is considered a Significant Natural Community by the California Department of Fish and Game.

Allowable Building Height

For the purposes of implementing the Scenic Route policies, the vertical dimension between the finished grade on the site in question and the surface forming the upper surface of the view angle envelope.

Alternative Energy

Generally, those sources of energy that do not rely on non-renewable fossil fuels. Alternative energy sources strive to be sustainable, renewable, and non-polluting. Examples of alternative energy include solar energy, wind energy, hydroelectric energy, and geothermal energy.

Alternative Transportation Mode

All passenger modes of travel except for single-occupancy vehicles, including bicycling, walking, public transportation, carpooling and vanpooling.

Appropriate

An act, condition, or state that is considered suitable.

Appurtenance

An accessory or piece of equipment attached to a main structure, such as an antenna.

Airport Protection Area (APA)

An overlay zone identified in the Land Use and Circulation Elements to protect the Livermore Municipal Airport from the encroachment of residential land uses, considered incompatible with Airport operations. The APA extends 5,000-feet north of the northern edge of runway 7L-25R, 5,000-feet south of the southern edge of runway 7R-25L, 5,000-feet east of the eastern ends of both runways, and 7,100-feet west of the western end of runway 7L-25R.

Archaeological Resource

Material evidence of past human activity found below the surface of the ground or water, portions of which may be visible above the surface.

Arroyo

A steep-sided streambed that is usually dry but acts as a waterway during heavy precipitation. Also see “watercourse.”

Arterials

Major thoroughfares, which carry large volumes of traffic at relatively high speeds. Arterials are designed to facilitate two or more lanes of moving vehicles in each direction and rarely contain on-street parking.

Assisted Housing

Generally multi-family rental housing, but sometimes single-family ownership units, whose construction, financing, sales prices, or rents have been subsidized by federal, State, or local housing programs including, but not limited to Federal Section 8 (new construction, substantial rehabilitation, and loan management set-asides), Federal Sections 213, 236, and 202, Federal Section 221(d)(3) (below-market interest rate program), Federal Section 101 (rent supplement assistance), CDBG, FHA Section 515, multi-family mortgage revenue bond pro-

grams, local redevelopment and in lieu fee programs, and units developed pursuant to local inclusionary housing and density bonus programs.

Augment

To make greater or enlarge by grading.

Average Daily Trips (ADT)

The total volume passing a point or segment of a roadway facility, in both directions, during a 24-hour period. It is commonly obtained during a given time period, in whole days greater than one day and less than one year, divided by the number of days in that time period.

Average Dry Weather Flow (ADWF)

The amount of wastewater that flows into a system on an average day during the dry weather part of the year.

Base Flood Level

The water surface level of a water course or waterbody that corresponds to a flood event that has a 1.0 percent chance of being equaled or exceeded in any given year i.e., the 100-year flood. See also Floodway, Flood Zone.

Bed-and-Breakfast

A dwelling unit whose residents provide lodging and breakfast for temporary overnight occupants, for compensation.

Below-Market-Rate (BMR) Housing Unit

(1) Any housing unit specifically priced to be sold or rented to low- or moderate-income households for an amount less than the fair-market value of the unit. Both the State of California and the U.S. Department of Housing and Urban Development set standards for determining which households qualify as “low income” or “moderate income.” (2) The financing of housing at less than prevailing interest rates.

Below Normal Year Water Yield

A term used in planning for adequate water supplies. It is the amount of water that can be expected to be available 90 percent of the time. (See also “normal year” and “dry year”)

Best Management Practices (BMPs)

Guidelines for physical or administrative measures to prevent or reduce impacts to the natural environment, particularly water pollution or soil erosion.

Bicycle Lane (Class II facility)

A corridor expressly reserved for bicycles, existing on a street or roadway in addition to any lanes for use by motorized vehicles.

Bicycle Path (Class I facility)

A paved route not on a street or roadway and expressly reserved for bicycles traversing an otherwise unpaved area. Bicycle paths may parallel roads but typically are separated from them by landscaping.

Bicycle Route (Class III facility)

A facility shared with motorists and identified only by signs, a bicycle route has no pavement markings or lane stripes.

Big Box Retail

The term used for stores which cover very large floor areas and usually are more similar to a warehouse than a conventional store in their appearance. These businesses typically require high parking to building area ratios and have a regional sales market.

Bikeways

A term that encompasses bicycle lanes, bicycle paths, and bicycle routes.

Biodiversity

A wide variety of plants and animals within one community or habitat.

Biotic Community

A group of living organisms characterized by a distinctive combination of both animal and plant species in a particular habitat.

Building Height

The vertical distance from the average contact ground level of a building to the highest point of the coping of a flat roof or to the deck line of a mansard roof or to the mean height level between eaves and ridge for a gable, hip, or gambrel roof. The exact definition varies by community. For example, in some communities building height is measured to the highest point of the roof, not including elevator and cooling towers.

Buildout

Development of land to its full potential or theoretical capacity as permitted under current or proposed planning or zoning designations. [See “Carrying Capacity (3)”]

Capital Improvements Program

A program, administered by the City and reviewed by the Planning Commission, which schedules permanent improvements to fit the projected fiscal capability of the local jurisdiction. The program generally is reviewed bi-annually for conformance to and consistency with the General Plan.

Carrying Capacity

Used in determining the potential of an area to absorb development: (1) The level of land use, human activity, or development for a specific area that can be accommodated permanently without an irreversible change in the quality of air, water, land, or plant and animal habitats. (2) The upper limits of development beyond which the quality of human life, health, welfare, safety, or community character within an area will be impaired. (3) The maximum level of development allowable under current zoning. (See “Buildout.”)

City Limits

The legal boundaries of the geographical area subject to the jurisdiction of Livermore's city government. For example, development applications for properties located within the city limits must be reviewed by the City.

Clear Zone

That section of the approach at the Municipal Airport centered on the extended runway centerline within which land use is restricted.

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.

Collectors

Collectors connect local streets to arterials. They usually provide two travel lanes and may also have bicycle lanes.

Community Care Facility

Housing licensed by the State Health and Welfare Agency, Department of Social Services, typically for residents who are frail and need supervision. Services normally include three meals daily, housekeeping, security and emergency response, a full activities program, supervision in the dispensing of medicine, personal services such as assistance in grooming and bathing, but no nursing care. Sometimes referred to as residential care or personal care. (See also "Congregate Care.")

Community Noise Equivalent Level (CNEL)

A 24-hour energy equivalent level derived from a variety of single-noise events, with weighting factors of 5 and 10 dBA applied to the evening (7:00 pm to 10:00 pm) and nighttime

(10:00 pm to 7:00 am) periods, respectively, to allow for the greater sensitivity to noise during these hours.

Compatible

Capable of existing together without conflict or ill effects.

Conditional Use Permit

The discretionary and conditional review of an activity or function or operation on a site or in a building or facility.

Conservation

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

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 ordinance.

Conveyance Tax

A tax imposed on the sale, lease, or transfer of real property.

Criteria/Criterion

A standard upon which a judgment or decision may be based. (See “Standards”)

Cul-de-sac

A short street or alley with only a single means of ingress and egress at one end and with a large turnaround at its other end.

Cultural Resources

Includes historic, archaeological and paleontological resources, as well as human remains.

Cumulative Impact

As used in CEQA, the total impact resulting from the accumulated impacts of individual projects or programs over time.

Cut-Through Traffic

Traffic that drives through an area without having an origin or destination in that area. Both local and regional cut-through traffic are discussed in this General Plan. Local cut-through traffic occurs when motorists drive through residential neighborhoods on local streets, instead of major or collector streets, without having an origin or destination in the neighborhood. Regional cut-through traffic occurs when motorists drive through the community on streets other than on a freeway, highway, or expressway system without having an origin or destination in that community.

dB

Decibel; a unit used to express the relative intensity of a sound as it is heard by the human ear. The lowest volume a normal ear can detect under laboratory conditions is 0 dB, the threshold of human hearing. Since the decibel scale is logarithmic, 10 decibels are ten times more intense and 20 decibels are a hundred times more intense than 1 db.

dBA

The “A-weighted” scale for measuring sound in decibels; weighs or reduces the effects of low and high frequencies in order to simulate human hearing. Every increase of 10 dBA doubles the perceived loudness even though the noise is actually ten times more intense.

Dedicated Affordable Units

Dwelling units available for rent or purchase at below market rates that are subject to occupant affordability requirements.

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.

Demolition by Neglect

Allowing a building to fall into such a state of disrepair that it becomes necessary or desirable to demolish it.

Density

The amount of development on a property. (See also “Density, residential” and “Floor Area Ratio”)

Density Bonus

The allocation of development rights that allow a parcel to accommodate additional square footage or additional residential units beyond the maximum for which the parcel is zoned, usually in exchange for the provision or preservation of an amenity at the same site or at another location. Under California law, a housing development that provides 20 percent of its units for lower income households, or 10 percent of its units for very low-income households, or 50 percent of its units for seniors, is entitled to a density bonus.

Density, Residential

The number of permanent residential dwelling units per acre of land. Densities specified in the General Plan are expressed in dwelling units per net acreage, after any dedications, and not per gross acre. (See “Acres, Gross” and “Developable Acres, Net”)

Design Review

The comprehensive evaluation of a development and its impact on neighboring properties and the community as a whole, from the standpoint of site and landscape design, architecture, materials, colors, lighting, and signs, in accordance with a set of adopted criteria and standards. “Design Review” usually refers to a system established in the Municipal Code, whereby projects are reviewed against certain standards and criteria by a specially established design review board or other body such as the Planning Commission.

Detention Basin

An area designed to hold storm water runoff temporarily, in order to reduce the peak storm water flow.

Disabled

Persons determined to have a physical impairment or mental disorder which is expected to be of long continued or indefinite duration and is of such a nature that the person's ability to live independently could be improved by more suitable housing conditions.

Dry Year

A term used in planning for adequate water supplies. The dry year is the most infrequent drought year, when the minimum amount of water is available. Statistically, this level would occur only once in one hundred years. This amount of water is less than or equal to what is available more than 99 percent of the time (See also “Below Normal Year Water Yield”, and “Normal Year”)

Dwelling Unit

The place of customary abode of a person or household which is either considered to be real property under State law or cannot be easily moved.

Easement

A legal agreement by a landowner that a specific part of his property may be used for a designated purpose. Lands surrounding Livermore may be under conservation easements or agricultural easements. These agreements are intended to protect natural resources or farming or ranching uses. In the case of a utility easement, the landowner is authorizing the utility provider to use a part of the land to construct or access utility facilities.

Ecosystem

An interacting system formed by a biotic community and its physical environment.

Effluent

Treated wastewater that flows out of a wastewater treatment plant or other water processing system.

Elderly

Persons 65 years of age or older.

Endemic Species

Species native to, and restricted to, a particular geographical region.

Floor Area Ratio (FAR)

The size of a building in square feet (gross floor area) divided by net land area, expressed as a decimal number. For example, a 60,000 square-foot building on a 120,000 square-foot parcel would have a floor area ratio of 0.50. The FAR is used in calculating the building intensity of non-residential development.

Flood Zone

The designated area delineated by FEMA on the Flood Information Rate Maps (FIRM) where flooding could occur during the “base flood.”

Floodproofing

Any combination of structural and nonstructural additions, changes, or adjustments to structures which reduce or eliminate flood damage to real estate or improved real property, water or sanitary facilities, structures and their contents (as defined by FEMA).

Floodway

The channel of a river or other watercourse that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one foot (as defined by FEMA). Also referred to as the Regulatory Floodway.

Fugitive Dust

Any particulate matter that does not come from a “point source” such as a smokestack. In Livermore, dust from agricultural or construction activities are sources of fugitive dust. Like all particulate matter, fugitive dust can cause respiratory problems.

Gateway

An area of Livermore, comprising one or several parcels, located where a major street meets the City limits. It is a point along a roadway at which a motorist or cyclist gains a sense of having left the surrounding environs and of having entered the city.

General Plan

A compendium of city policies regarding its long-term development, in the form of maps and accompanying text. The General Plan is a legal document required of each local agency by the State of California Government Code Section 65301 and adopted by the City Council. In California, the General Plan has seven mandatory elements (Circulation, Conservation,

Housing, Land Use, Noise, Open Space, Public Safety) and may include any number of optional elements.

Goal

A description of the ideal state for Livermore. It includes the key physical or community characteristics that Livermore residents wish to maintain or create.

Gray water

Untreated household waste water which has not come into contact with toilet waste. This includes used water from bathtubs, showers, bathroom wash basins, and water from clothes washing machines and laundry tubs. Gray water does not include waste water from kitchen sinks, dishwashers, or laundry water from soiled diapers.

Green Construction

The use of methods and materials that are more environmentally benign than conventional methods or products. Examples include nonconventional building materials like straw bale and site design to improve passive solar energy potential.

Greenhouse Effect

A term used to describe the warming of the Earth's atmosphere due to accumulated carbon dioxide and other gases in the upper atmosphere. These gases absorb energy radiated from the Earth's surface, "trapping" it in the same manner as glass in a greenhouse traps heat.

Group Quarters

A residential living arrangement, other than the usual house, apartment, or mobile home, in which two or more unrelated persons share living quarters and cooking facilities. Institutional group quarters include nursing homes, orphanages, and prisons. Non-institutional group quarters include dormitories, shelters, and large boarding houses.

Habitat

The physical location or type of environment in which an organism or biological population lives or occurs.

Household

All persons occupying a single dwelling unit.

Household, Family

Two or more related persons occupying a dwelling unit

Household, Non-Family

A single person living alone, or two or more unrelated persons sharing a dwelling unit.

Household, Very Low-Income

A household whose income, with adjustments for household size, does not exceed 50 percent of the County median household income, as published annually by the State of California, Department of Housing and Community Development.

Household, Low-Income

A household whose income, with adjustments for household size, does not exceed 80 percent of the County median household income, as published annually by the State of California, Department of Housing and Community Development.

Household, Moderate-Income

A household whose income, with adjustment for household size, falls between 80 percent and 120 percent of the County median household income, as published annually by the State of California, Department of Housing and Community Development.

Household, Above Moderate-Income

A household whose income, with adjustment for household size, is greater than 120 percent of the County median household income, as published annually by the State of California, Department of Housing and Community Development.

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.

Integrated Pest Management (IPM)

A strategy for controlling pests that utilizes a combination of non-chemical methods, such as manipulating habitat, using disease-resistant strains of plants, and changing farming practices. The goal of IPM is to reduce the use of pesticides and the amount of pesticides in the environment.

Intermodal Transportation Facility

A transportation terminal which serves several transit modes, such as local and regional bus lines, rail transit systems, passenger railroads, and taxi services. The intermodal facility often houses restaurants and convenience shops.

Jobs/Housing Balance

A measure of the number of jobs available in a specific area compared to the number of employed residents living in the housing units in the same area. Jobs/housing balance does not evaluate the type of jobs available or whether the employees in the jobs are the same people as the employed residents living in the households.

Jobs/Housing Match

A measurement of the wages paid by the jobs in an area compared to the cost of housing in the area. Jobs/housing match is considered a more critical tool than jobs/housing balance in assessing the environmental and economic sustainability of a community because it evaluates the ability of workers in a community to afford the housing in that community.

Land Use

The occupation or utilization of an area of land for any human activity or any purpose.

Land Use Designation

One particular category in a classification series of appropriate use of properties established by the General Plan Land Use Element.

LEED (Leadership in Energy and Environmental Design)

LEED, or Leadership in Energy and Environmental Design, is a national system established by the US Green Building Council (USGBC) to rate the “greenness” of residential, commercial and industrial buildings. LEED credits are awarded to a building according to a variety of factors, such as appropriate site design, water and energy efficiency, use of sustainable and/or local building materials, reduction of construction waste, and minimization of interior materials such as paint and carpet.

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.

Level of Service (Traffic)

A scale that measures the amount of traffic that a roadway or intersection can accommodate, based on such factors as maneuverability, driver dissatisfaction, and delay.

Level of Service A

A relatively free flow of traffic, with little or no limitation on vehicle movement or speed.

Level of Service B

Describes a steady flow of traffic, with only slight delays in vehicle movement and speed. All queues clear in a single signal cycle.

Level of Service C

Denotes a reasonably steady, high-volume flow of traffic, with some limitations on movement and speed, and occasional backups on critical approaches.

Level of Service D

Designates the level where traffic nears an unstable flow. Intersections still function, but short queues develop and cars may have to wait through one cycle during short peaks.

Level of Service E

Represents traffic characterized by slow movement and frequent (although momentary) stoppages. This type of congestion is considered severe, but is not uncommon at peak traffic hours, with frequent stopping, long-standing queues, and blocked intersections.

Level of Service F

Describes unsatisfactory stop-and-go traffic characterized by "traffic jams" and stoppages of long duration. Vehicles at signalized intersections usually have to wait through one or more signal changes, and "upstream" intersections may be blocked by the long queues.

Light Rail Transit

An intraregional or subregional passenger rail system characterized by orientation towards local service, with several transit stops and convenient transfer points to local bus lines and operates on narrower rails and railways than conventional railroads (heavy rail).

Light Trespass

Light that travels beyond the boundary of the property on which the light source is located and sheds light onto neighboring properties or into the nighttime sky, impairing vision or affecting visibility.

Local Street

Provides direct access to properties; generally they carry the lowest traffic volumes.

Low-Income Household

(See Household, Low-Income)

Manufactured Housing

Residential structures that are constructed entirely in the factory, and that since June 15, 1976, have been regulated by the federal Manufactured Home Construction and Safety Standards Act of 1974 under the administration of HUD.

Mitigation

Physical or financial measures taken to eliminate or reduce a project's impact on the environment. The City may require mitigation of impacts to the physical environment, such as impacts to water or air quality, or of impacts to public services, such as to school capacity or child care provision.

Mixed-Use

Development that allows or encourages different but compatible uses to be located in close proximity to each other, for example, allowing retail or office space in the same building or on the same parcel as multifamily housing. As distinguished from a single use land use designation or zone, mixed-use refers to an authorized variety of uses for buildings and structures in a particular area. The goal of mixed-use development is to provide jobs and services close to where people live, thereby reducing the need to drive and encouraging people to walk or bike to their destination.

Mobile Home

A structure, transportable in one or more sections, built on a permanent chassis and designed for use as a single-family dwelling unit and which (1) has a minimum of 400 square feet of living space; (2) has a minimum width in excess of 102 inches; (3) is connected to all available permanent utilities; and (4) is tied down (a) to a permanent foundation on a lot either owned or leased by the homeowner or (b) is set on piers, with wheels removed and skirted, in a mobile home park.

Mobile Home Park

A parcel of land under one ownership that has been planned and improved for the placement of two or more mobile homes for rental purposes for nontransient use.

Modes

Various means of transportation, including private autos, taxis, local buses, interregional bus service, light rail systems, heavy rail service, and air transportation.

Modular Unit

A factory-fabricated, transportable building or major component designed for use by itself or for incorporation with similar units onsite into a structure for residential, commercial, educational, or industrial use. The modular unit differs from mobile homes and manufactured housing by (in addition to lacking an integral chassis or permanent hitch to allow future movement) being subject to California housing law design standards. California standards are more restrictive than federal standards in some respects (e.g., plumbing and energy conservation). Also called Factory-Built Housing.

Moderate-Income Household

(See “Household, Moderate-Income”)

Native Species

A species that arrived in a particular area without human interference.

Natural Habitat Area

An area that sustains animal and vegetative biotic resources that has not been improved or disturbed. Natural Habitat Areas can also be areas that were previously "disturbed" and have been reclaimed or rehabilitated.

Nonattainment Zone

A designation assigned to an area when the levels of a specific pollutant or pollutants in the air fail to meet (or attain) federal or State standards for that pollutant.

Non-Conforming Use

A use that was valid when brought into existence, but no longer permitted by later regulation. "Non-conforming use" is a generic term and includes (1) non-conforming structures (because their size, type of construction, location on land, or proximity to other structures is no longer permitted); (2) non-conforming use of a conforming building; (3) non-conforming use of a non-conforming building; and (4) non-conforming use of land. Any use lawfully existing on any piece of property that is inconsistent with a new or amended General Plan, and that in turn is a violation of a zoning ordinance amendment subsequently adopted in conformance with the General Plan, will be a non-conforming use. Typically, non-conforming uses are permitted to continue for a designated period of time, subject to certain restrictions.

Non-Native Species

A species that was introduced to an area as a result of human interference.

Non-Point Source Pollution

Sources for pollution that are less definable and usually cover broad areas of land, such as automobiles or agricultural fertilizers that are carried from the land by runoff.

Non-Scenic Segment

Those portions of a scenic route which have no qualities justifying a scenic route designation but which are designated for purposes of showing continuity.

Normal Year

A term used in planning for adequate water supplies. Refers to those years when the City can expect to receive all of the water it has contracted to receive (entitlement). This is because supply conditions (e.g., the amount of rain and snow collected in reservoirs, ground-water availability) are normal. Based on historical experience, normal years occur 63 percent of the time. (See also "below normal year" and "dry year.")

Objective

A specific statement of desired future condition toward which the City will expend effort in the context of striving to achieve a broader goal. An objective should be achievable and, where possible, should be measurable and time-specific. The State Government Code (Section 65302) requires that general plans spell out the "objectives," principles, standards, and proposals of the general plan. "The addition of 100 units of affordable housing by 1995" is an example of an objective. Housing Law requires objectives contained in the Housing Element to be quantified.

Open Space

Any parcel or area of land or water that is essentially unimproved. Open space may be privately or publicly owned, and may be used for recreation or may be restricted from public use.

Overlay

A land use designation on the Land Use Map, or a zoning designation on a zoning map, that modifies the basic underlying designation in some specific manner.

Parcel

A lot, or contiguous group of lots, in single ownership or under single control, usually considered a unit for purposes of development.

Peak Hour

For any given roadway, the daily one-hour period during which traffic volume is the highest.

Pedestrian-Oriented Design

An approach to site and neighborhood design intended to facilitate movement on foot in an area, as opposed to design that primarily serves automobile movement. Examples of pedestrian-oriented design include pathways following the most direct route from sidewalk to front door, continuous building streetwalls with shop windows, outdoor cafes, street trees and benches.

Plan Lines

Official lines designated on City base maps within which land shall be reserved for future right-of-way dedication or acquisition for anticipated future public facilities expansion (i.e., roadways, railways, and utility lines).

Planning Area

The Planning Area is the land area addressed by the General Plan. The Planning Area does not lead to regulatory powers outside of the city limits. Instead, it signals to the County and to other nearby local and regional authorities that City residents recognize that development within this area has an impact on the future of their community, and vice versa. The unincorporated land within the Livermore Planning Area will remain under the jurisdiction of Alameda County. Under State law, the City will be invited to comment on development within the Planning Area that is subject to review by the County. (See also Sphere of Influence)

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 implementing action or program. (See “Action”)

Protection Zone

A landform that has been identified for protection under the policies and standards of the scenic route section of the Community Character Element. This definition applies only to portions of the landform in Subpart 5A identified in Figure 4-10 in the Community Character Element.

Protection Zone, Primary

An area subject to the full provisions of the existing General Plan and scenic route policies in the Community Character Element.

Protection Zone, Secondary

An area subject to the provisions of the existing General Plan and amended scenic route policies of the Community Character Element.

Pressure Zone

A water distribution system is typically served by a number of pressure zones. Sometimes there is water storage (reservoir) within the zone and at other times the water enters the zone from a higher zone, which has storage. The limits of the pressure zone are usually defined by a set minimum and maximum operating pressure.

Qualified Affordable Rental Units

Dwelling units available for rent at below market rates that are subject to affordability requirements. See also assisted housing.

Quasi-Public

A use or a facility that is open to the public but is owned and/or operated by an organization other than a government entity, such as a non-profit organization or a religious group.

Recharge Areas

Important points between surface water and aquifers such as gravel pits, stream channel deposits, and river wash and are areas of State, Regional, and local significance. These areas consist of loose, well-sorted sand, gravel, and boulders. Recharge areas occur along Arroyo del Valle, Arroyo Mocho, Arroyo Seco, Arroyo Las Positas, and other tributary streams.

Restoration

To return a landform to its previous natural state or condition as identified by the City.

Ridesharing

Any alternative transportation mode other than a single individual in a vehicle, including carpooling or vanpooling.

Right-of-Way

Publicly-owned land, property or interest therein, usually in a strip, within which the entire road facility, including travel lanes, medians, sidewalks, shoulders, planting areas and utility easements must reside. The right-of-way is usually defined in feet, and is acquired for or devoted to multi-modal transportation purposes including bicycle, pedestrian, public transportation and vehicular travel.

Riparian Corridor

A habitat and vegetation zone which is associated with the banks and floodplains of a river, stream or lake. Riparian trees and shrubs are typically phreatophytes, plants whose root systems are in constant contact with groundwater. Within the Scenic Route policies, “riparian corridors” refers specifically to areas within 200 feet of the center of a permanent or intermittent stream.

Road Links

Interconnections between specific areas of the City via highways, major streets, and collector streets.

Scenic Feature

An element of the landscape having beauty, historical significance, or other characteristics making it worthy of preservation as a visual feature.

Scenic Route

A highway, street, or other roadway having one or more of the following characteristics:

- ◆ Inherent beauty by virtue of its own design or the character of that land through which it traverses.
- ◆ Provides the major access to or between major scenic, recreational, or cultural attractions.
- ◆ Provides a vista or view of the Valley as a whole or of areas within the valley having noted beauty worthy of preservation.

Section 8 Rental Assistance Program

A program of the US Department of Housing and Urban Development (HUD) that subsidizes rents for low-income households. The program operates by providing “housing assistance payments” to owners, developers, and public housing agencies to make up the difference between the “Fair Market Rent” of a unit (set by HUD for a metropolitan statistical area) and the household's contribution toward the rent, which is set at 30 percent of the household's adjusted gross monthly income (GMI). “Section 8” includes programs for new construction, existing housing, and substantial or moderate housing rehabilitation.

Semi-Public Space

An area, either interior or exterior, which is owned and managed by a private entity but which is used by the public.

Sensitive Receptors

Uses sensitive to noise such as residential areas, hospitals, convalescent homes and facilities, and schools.

Shared Housing

Two or more unrelated people, each with private sleeping quarters, share a dwelling, so as to provide safety, needed assistance, or reduce housing costs.

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 California 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

Under State law, the term used for the area outside of the city limits which a city expects to annex in future years. (See also Planning Area)

Steep Slope

An area with a greater than five percent slope.

Subpart

In scenic route policies, the land area within which a view angle and related view surface is established in order to determine the allowable building envelope and building heights within the I-580 Scenic Corridor.

Terminal

A sheltered transit station, including public telephones and restrooms.

Traffic Calming

Measures designed to reduce motor vehicle speeds and to encourage pedestrian use, including:

- ◆ narrow streets
- ◆ tight turning radii
- ◆ sidewalk bulbouts
- ◆ parking bays
- ◆ textured paving at intersections
- ◆ parkways between sidewalks and streets

Traffic Impact Funding

A process for paying for the costs of constructing new infrastructure and improvements to existing infrastructure necessitated by increased Citywide usage of transportation facilities.

Traffic Model

A computer software tool used to project future traffic volume based on future land uses and roadway conditions. See Appendix D-8 of the Final Environmental Impact Report for the 2003 General Plan for additional traffic model information.

Transit

Travel of persons and goods through means other than personal, private motor vehicles, travel by bus, light rail, or taxi.

Transitional Area

In the Livermore General Plan, an area of the City that is designated for development of a type and density that is appropriate to a shift in uses, either in character, as is the case on the outskirts of the City where transitional areas denote changes from an urban to a rural environment, or in type of use, as is the case in the overlay zone in the industrial area on the east side of the City.

Transit-Oriented Development (TOD)

Developing at above-average densities, often with mixed uses, in areas within a quarter-mile of a transit node or transit facility such as a rail or bus station. The goal of transit-oriented development is to provide jobs, housing, and services within walking distance of transit, in order to encourage transit use and reduce dependency on automobiles.

Transportation System/Circulation Network

A network of transit, automobile, bicycle and pedestrian rights-of-way that connect origins and destinations, allowing for movement of goods and people.

Tri-Valley

The subregional area in which Livermore is located, comprised of the Livermore-Amador Valley, San Ramon Valley, and Sycamore Valley. The area includes the Dougherty and Tasajara valleys, the Cities of Livermore, Pleasanton, Dublin, San Ramon, Danville, and the surrounding unincorporated areas of Alameda and Contra Costa Counties.

Transportation System Management

A strategy for reducing peak-hour vehicular traffic volumes through a coordinated program of alternative mode incentives such as transit, vanpools, bicycles, and staggered working hours.

Truck Route

A path of travel for all vehicles exceeding set weight or axle limits; a truck route generally follows major streets through commercial and industrial areas, avoiding sensitive residential areas.

Turn-out

The physical connection point between a water wholesaler, such as the Zone 7 Water Agency, and retailers such as the City of Livermore. Just as a water retailer has water meters to individual homes, wholesale agencies have turnouts to individual retail agencies.

Unincorporated Area

Encompasses properties that are located outside of cities. Development in the unincorporated area is subject to County jurisdiction.

Urban Growth Boundary (UGB)

A legal line around a developed area that delineates the maximum allowable extent of physical development. Urban growth boundaries are usually intended to prevent development from encroaching on open space and natural resources. Livermore is completely surrounded by a UGB.

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 zoning ordinance and General Plan land use designations.

Use, Non-conforming

(See Non-conforming Use)

Valley

The Livermore-Amador Valley.

Vehicle Miles Traveled (VMT)

A key measure of overall street and highway use. Reducing VMT is often a major objective in efforts to reduce vehicular congestion and achieve regional air quality goals.

Very Low-Income Household

(See Household, Very Low-Income)

View Angle: The view angle is the angle of view from the horizontal to the ridgeline or selected hillsides, vistas and features from a view point.

View Angle

The angle of view from the horizontal to the ridgeline or selected hillsides, vistas, and features from a viewpoint.

View Angle Envelope

The volume described by the view surface as the top surface, and two vertical planes along the east and west boundaries of the Subpart.

View Corridor

An area established by the Scenic Route policies in which the place and/or height of development is regulated to maintain identified views.

View Point

Within the Scenic Route policies, a location along I-580 at which a view to the ridges is taken at 90 degrees at four (4) feet above the edge of pavement of the outside travel lane in its location as of July 1, 2008. In the vicinity of the Airway Boulevard Interchange, a "clothesline" elevation has been established which compensates for the change in elevation under the overpass. The clothesline elevation is located between the 404.16 foot elevation on the west side of the overpass and the 421.05 foot elevation of the east side. (Reso. 2008-233)

View Surface

Determined by applying the view angle at multiple view points across the frontage of a sub-part. The view surface responds to the topography of the view points along I-580.

Visitor Accommodations

A business primarily devoted to providing transient occupancy to non- residents, including but not limited to bed and breakfast inns and facilities, inns, hotels, and motels.

Volume-to-Capacity Ratio (V/C Ratio)

A measure of roadway operation based on the number of vehicles passing through a particular road segment divided by the theoretical maximum design capacity of the segment.

Waste Diversion

Any combination of recycling, reuse, composting activities, decrease in consumption, or increase in durability that reduces the amount of waste transported to and disposed of at landfills.

Wastewater Irrigation

The process by which wastewater that has undergone appropriate treatment is used to irrigate land.

Watercourse

A lake, river, creek, stream, wash, arroyo, channel, or other topographic feature, which water flow on or over, at least periodically. Watercourse includes specifically designated areas in which substantial flood damage may occur.

Watershed

All of an area that drains to a particular body of water, such as a lake, river, or wetland.

Wetland

Transitional areas between terrestrial and aquatic systems where the water table is usually at or near the surface, or the area is permanently or periodically covered by water. In wetland areas, hydrophytic vegetation is present under normal circumstances, or soils are primarily hydric in nature.

Williamson Act Contract

An agreement executed under 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, 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.

Xeriscape

An approach to landscaping that emphasizes water conservation through techniques such as careful planning and design, soil analysis, selection of drought-tolerant plants, efficient irrigation, and appropriate maintenance.

Zoning

The division of a city by ordinance or other legislative regulation into districts, or zones, which specify allowable uses for real property and size restrictions for buildings constructed in these areas; a program that implements the land use policies of the General Plan.

Zoning District

A designated area of the City for which prescribed land use requirements and building and development standards are or will be established.

Zero lot line

Location of a building so that one or more of its sides touches the border of its lot.

C. North Livermore Urban Growth Boundary Initiative Definitions

These definitions are taken from the text of the North Livermore Urban Growth Boundary Initiative. As with other text from this initiative elsewhere in the General Plan, the text is in *italics* to indicate that it is part of the initiative and cannot be amended or repealed unless approved by a majority of the Livermore electorate prior to the amendment or alteration of the text.

For purposes of the ordinance, unless the text or context clearly indicates otherwise:

“Basements” are the lowest story or stories of buildings, at least 80% of which are below the surrounding grade;

“Building” is any structure having a roof supported by walls or columns with more than 350 cubic feet under roof, except for greenhouses and tanks for gas or fluids, and designed for the housing, shelter or enclosure of any person, animal or property;

“Development” includes the construction or placement of any building or structure, including mobile dwelling units, and, in aggregate, more than one acre of grading or 100,000 cubic feet of excavation or filling on a parcel;

“Feed lot” is an enclosed area for feeding cattle or sheep, that are primarily not owned by the owner or lessee of the site, where the foodstuffs are not normally derived predominantly from a farm or ranch of which the area is a part;

“North Livermore” is the area bounded by the Livermore Urban Growth Boundary, the City of Dublin Sphere of Influence Boundary on June 30, 2002, the Alameda-Contra Costa Counties boundary, Vasco Road, and the north and east boundary of the Vasco-Laughlin Specific Plan area, east of Vasco Road, on June 11, 2001;

“Ordinance” refers to the North Livermore Urban Growth Boundary Initiative or NLUGBI throughout the General Plan;

“Practicable” means capable of being done or put into effect;

“State law” includes State constitutional provisions, valid statutes and court declared common law;

“Structure” includes any building, greenhouse, tower, utility line, dam, pumping facility, tank, or anything constructed or erected, the use of which requires location on the ground or attachment to something located on the ground.