

10. GLOSSARY**Adjusted Net Acre**

The acreage of a site that will be available for development after the required dedication of land and rights-of-way for parks, exterior boundary arterial streets and major flood control and utility facilities

Berm

An elongated barrier consisting of a mound or ridge of soil

Bikeway

A route or path designated for bicycle travel

Build-out

Development of a community to the potential permitted under the applicable land use plan

Community Facilities District

A special tax district created in accordance with the Mello-Roos Community Facilities Act of 1982. The special tax is used to repay tax-exempt bonds used to finance the design, acquisition, construction and/or operation of public facilities that benefit property within the district

Community Services District

A special district created to pay for services delivered within the district, such as park and recreation services, street lighting and parkway and median maintenance

Compatible

Capable of existing together in harmony without serious conflicts

Density (Residential)

The number of residential dwellings per adjusted net acre of land

Density Bonus

An allowance for residential density greater than allowed under the zoning regulations contingent on the developer providing housing for households with special needs, such as low income, lower income or senior households.

Discourage

To hinder the development of a condition or action

Dwelling Unit

A building or portion of a building designed as a domicile for one household

Encourage

To help to bring about a condition or action

Feasible

Capable of being done within a reasonable amount of time taking into account legal, financial, social and technical constraints

Floor Area, Gross

The total square feet of all floors within the exterior walls of a building.

Floor Area Ratio

The gross floor area of structures on a site divided by the adjusted net area of the site.

Goal

A general expression of a condition that the City is trying to attain (e.g. an aesthetically pleasing community)

Grading

Excavating and filling of soil and/or other earth material

Granny Unit

A dwelling unit intended for one or two adults aged 62 or over which is accessory to a primary single-family house located on the same parcel

Impervious Surface

A surface through which water cannot penetrate (e.g. concrete and asphalt)

Infrastructure

The physical improvements and utilities that support land uses, such as roads, bridges, parkway landscaping, traffic signals, street lights, drainage facilities and trails, as well as

the pipelines, wires, equipment and facilities necessary to provide water, sewer, gas, electric and communication services.

Land Use

The nature and purpose for which a parcel or structure is occupied

Landscaping

Plants and ground covers introduced to enhance a property, plus any original land features and vegetation that may have been preserved on-site

Multiple-family Housing

Except for granny units and second units, housing consisting of two or more dwelling units per parcel. This definition includes condominiums, mobile home parks, duplexes and apartments.

Minimize

To reduce, but not necessarily eliminate

Mitigate

To eliminate or reduce the magnitude of an adverse effect

Objective

A specific condition that the City would like to achieve

Open Space

Land that is planned to remain in a natural condition or substantially free of structures

Policy

A principle or guideline intended to direct future activities and decisions

Program

A plan of action to implement or advance a goal, objective or policy

Public Facilities

Public improvements and amenities, including, but not limited to, roads, bridges, traffic signals, street lights, drainage facilities, trails, parks, recreation buildings, administrative buildings, city yards, libraries,

cultural facilities, fire stations and police stations

Right-of-way

A strip of land on which a right of passage has been recorded, such as a street right-of-way

Second Unit

A dwelling unit that is accessory to a primary single-family house located on the same parcel

Specific Plan

A detailed plan for a defined geographic area that specifies zoning of land uses, the infrastructure and facilities needed to support those land uses and a plan for implementation

Single-family Housing

Housing consisting of one dwelling unit per parcel; or one dwelling unit plus either a granny unit or second unit on the same parcel

Sphere of Influence

The ultimate boundaries of a city or other local agency approved by the Local Agency Formation Commission

Subdivision

The division of land into defined lots that can be legally conveyed by sale or lease

Zoning

A system of land use regulation that divides a city or county into areas and establishes the allowable uses and standards for development within each area