

## Appendix B Glossary and Definitions

*Some terms included in this Glossary may have specific legislative or regulatory definitions, in which case such definitions shall prevail. This glossary is intended to provide generalized, useful, readable definitions to assist the reader, but does not supplant applicable legislative and regulatory definitions.*

### **Glossary of General Terms:**

**Access:** A public right-of-way or prescriptive easement normally required to a parcel before subdivision is approved.

**Active Recreation:** Recreational pursuits that involve activities or the use of equipment for which sanctioned areas or support facilities (i.e., play fields, rinks, bowls, tracks, etc.) are required; as opposed to passive recreation, such as hiking, fishing, sunbathing.

**Ad Hoc Work Group.** A self-appointed group of persons with a diversity of interests that came together in 2012 to advise the Board of Supervisors on the Draft Plan.

**Adult Entertainment Establishments:** A businesses where persons may appear in a state of nudity for the purpose of entertaining the patrons of such establishments.

**Affordability:** The ability of low and moderate income households to accommodate housing costs without having to pay a disproportionate share of their income. Those households occupying housing units whose housing costs are greater than 25% of their gross income are considered to be "overpaying".

- a. *Very Low Income Household:* A household whose income does not exceed 50% of the median household income of the County.
- b. *Other Lower Income Household:* A household whose income is between 50% and 80% of the median household income of the County.
- c. *Moderate Income Household:* A household whose income is between 80% and 120% of the median household income of the County.
- d. *Above Moderate Income Household:* A household whose income exceeds 120% of the median household income.

**Agricultural Land Conservation Contract:** An agreement between a property owner or owners and the county or city jurisdiction pursuant to the "Williamson Act" (California Government Code Section 56000 et seq.) wherein land is placed into an Agricultural Preserve for a period of 10 years, automatically renewable unless not extended by request of the property owner or city/county.

**Agricultural Preserve:** Lands subject to a County resolution establishing uniform rules and compatible uses for continued agricultural use. These lands may or may not be under an Agricultural Land Conservation Contract.

**Airport Land Use Compatibility Plan:** A plan for public use airports adopted by the Airport Land Use Commission, which is the Board of Supervisors in Humboldt County, detailing areas of relative degrees of co-existence of other land uses in proximity to an airport, especially its runways. Typically, these compatibility zones list permissible land uses, residential development densities, heights, and other development parameters to allow for minimizing hazards and nuisances to and from the airport.

**Airport Master Plan:** A plan adopted by the Airport Land Use Commission detailing facility operations for airport properties. An Airport Master Plan is complimented by an Airport Land Use Compatibility Plan addressing standards for surrounding properties under the influence of the airports' operations.

**Alluvium or Alluvial Soils:** A general term for clay, silt, sand, gravel or similar unconsolidated detritus material deposited during comparatively recent geologic time by a stream or other body of running water as a sorted or semi-sorted sediment in the bed of the stream or on its flood plain or delta, or as a cone or fan at the base of a mountain slope.

**Alquist-Priolo Earthquake Fault Zone Act:** Formerly the Alquist-Priolo Special Studies Act, this state legislation establishes requirements for the State Geologist to prepare and publish maps indicating earthquake fault zones wherein development may be exposed to surface rupture hazards. The Act also directs local agencies to require the preparation of fault evaluation reports for certain classes of development proposed within such zones, peer review of the report, and other disclosure responsibilities for agencies and real estate agents offering such properties for sale or lease.

**Alternative Disposal Systems:** A method other than a centralized sewer system, a standard or a non-standard water-carried treatment (septic) system intended to treat human-generated waste and wastewater such that it is rendered biologically harmless. Also known as an Alternative Wastewater Treatment System, it includes but is not limited to composting and incineration.

**Ambient Air Quality Standards:** Health- and welfare-based standards for outdoor air, which identify the maximum acceptable average concentrations of air pollutants during a specified period of time.

**Aquaculture:** The culture and husbandry of aquatic organisms, including, but not limited to, fish, shellfish, mollusks, crustaceans, kelp, and algae. "Aquaculture" does not include the culture and husbandry of commercially utilized inland crops, including, but not limited to, rice, watercress, and bean sprouts.

**Aquifer:** An aquifer is a body of saturated rock or sediment through which water can move readily. An aquifer is the underground area that stores groundwater resources.

**Area Wide Sources:** An area-wide source is defined as any source that emits less than 10 tons per year of a single hazardous air pollutant (HAP) or 25 tons per year of all HAPs.

**Arterial (street):** In traffic engineering, a term that refers to a higher order class of street designed to provide through transit for large volumes of vehicles. In the hierarchy of street type classification, arterials convey traffic from collector streets to highways or other regional controlled-access road facilities.

**Assessor parcel:** A tract or plot of land identified for tax assessment purposes.

**"Big-Box" Store:** A large commercial structure, usually in excess of one acre floor area, where one proprietor or a set of discrete franchises, offer retail sales and services in a centralized warehouse-like setting intended to serve a regional area.

**Biodiesel:** A biologically derived fuel (biofuel) suitable as a substitute, additive, or extender to petroleum diesel fuel. Biodiesel, an ester, is made using plant matter, vegetable oils, animal fats, algae, or recycled cooking greases.

**Board of Supervisors:** A county's legislative body. Board members are elected by popular vote and are responsible for enacting ordinances, imposing taxes, making appropriations, and establishing county policy. The board adopts the general plan, zoning, and subdivision regulations.

**The "Brown Act":** The Ralph M. Brown Open Meeting Act (commencing with Government Code Section 54950) requires cities and counties to provide advance public notice of hearings and meetings of their councils, boards, and other bodies. Meetings and hearings with some exceptions must be open to the public.

**Buffer:** A neutral area separating conflicting land uses.

**Build To Line:** An imaginary line, drawn parallel to the street frontage, along which some portion of the building front *must* be built.

**Buildout:** The process or end state of land being developed to its planned density or intensity.

**CAL FIRE:** See "California Department of Forestry and Fire Protection".

**CAL-OSHA:** See "California Occupational Health and Safety Administration".

**California Department of Fish and Wildlife (CDFW):** An agency of the State of California who, with the Fish and Wildlife Commission, are responsible for the establishment and administration of wildlife management programs for the protection of fish and wildlife species and their habitat. CDFW functions as both a direct permitting and licensing bureau for various resource-related activities, and as a "trustee agency" having input and guidance in the review and approval of development projects involving such species and their habitat.

**California Department of Forestry and Fire Protection (CAL FIRE):** An agency of the State of California responsible for the administration of state regulations of the growing and harvesting of timber and the provision of fire protection services to rural areas outside of established fire districts.

**California Environmental Quality Act (CEQA):** (commencing with Public Resources Code Section 21000). In general, CEQA requires that all private and public projects be reviewed prior to approval for their potential adverse effects upon the environment.

**California Forest Practices Act:** (see "Z' Berg-Nejedly Forest Practice Act")

**California Occupational Health and Safety Administration (CAL-OSHA):** An agency of the State of California responsible for the administration of state and local regulations for the protection of persons from worksite related hazards.

**California Public Utilities Commission (CPUC):** The CPUC regulates privately owned telecommunications, electric, natural gas, water, railroad, rail transit, and passenger transportation companies, in addition to authorizing video franchises and is comprised of five Governor-appointed Commissioners.

**Capital Improvement Program (CIP):** A Capital Improvement Program is a local agency's plan, usually with a five-year planning horizon, for providing infrastructure improvements, including project priorities and funding strategies, as defined by Section 65403 of the Government Code.

**Category "5" Road Standard:** One of a set of six categories of road design criteria within the Humboldt County Subdivision Ordinance detailing right-of-way width, surface improvements, curb & gutter, and shoulder requirements to service the circulation needs for urban and urbanizing areas.

**CC&Rs** – See "Covenants, conditions and restrictions".

**CDFW:** See "California Department of Fish and Wildlife".

**CEQA:** See "California Environmental Quality Act":

**Charter City:** A city which has been incorporated under its own charter rather than under the general laws of the state. Charter cities have broader powers to enact land use regulations than do general law cities. The City of Eureka and all of California's largest cities are charter cities.

**CHERT:** See "County of Humboldt Extraction Review Team".

**CIP:** See "Capital Improvement Program".

**Circulation Plan:** A module or "element" of a General Plan identifying the general location and extent of existing and proposed major thoroughfares, transportation routes, terminals and other local public utilities and facilities to determine and constrain the pattern and extent of development. Circulation plans generally contain detailed maps, standards of operation (i.e., Level of Service (LOS) thresholds or criteria, policies), and identifies financing mechanisms for implementation.

**City Council:** A city's legislative body. The popularly elected city council is responsible for enacting ordinances, imposing taxes, making appropriations, establishing policy, and hiring some city officials. The council adopts the local general plan, zoning, and subdivision ordinance.

**Citizens Handbook:** A reference for educating the public about the many ways they can participate in the County's decision-making process on land use issues.

**Cliff Retaining Wall:** An upright structure designed to stabilize or prevent erosion of a cut bank or cliff.

**Cluster Development; Clustering:** A development pattern or layout, usually seen in Planned Unit Developments, where structures are grouped onto relatively smaller lots and the traditional front, side and rear yards areas are reduced and aggregated into larger, common areas. Cluster development is a technique for avoiding hazardous areas, to prevent intrusion into environmentally sensitive areas, or to reduce the costs and disruptions of streets and infrastructure associated with more conventional design layouts.

**CNEL:** See "Community Noise Equivalent Level"

**Community Plan:** A portion of the local general plan that focuses on a particular area or community within the city or county. Community plans supplement the policies of the general plan.

**Coastal Conservancy:** An agency of the State of California established under State law (PRC §31000) to foster planning, acquisition, transfer to public agencies or other appropriate entities, funding and development of coastal access and access facilities, and the protection of agricultural lands.

**Coastal Zone:** The land and water area of the State of California from the Oregon border to the border of the Republic of Mexico, as officially mapped on 7.5 minute U.S.G.S. quadrangle maps and adopted by the California Coastal Commission, seaward to the State's outer limit of jurisdiction, including all offshore islands, and extending inland generally 1,000 yards from the mean high tide line of the sea. In significant coastal estuarine, habitat, and recreational areas it extends inland to the first major ridgeline paralleling the sea or five (5) miles from the mean high tide line of the sea, whichever is less, and in developed urban areas the zone generally extends inland less than 1,000 yards.

**Cogeneration:** The simultaneous production of electricity and useful thermal energy (e.g., heat or steam) from a common fuel source. This byproduct energy (or "waste" heat) from industrial processes can sometimes be used to power an electric generator. Conversely, byproduct heat from an electric generator can often be used for industrial processes or for other heating purposes.

**Collector (street):** In traffic engineering, a term that refers to a medium order class of street designed to provide through transit for moderate to large volumes of vehicles. In the hierarchy of street type classification, collectors convey traffic from local streets to arterial streets that in turn connect to highways or other regional controlled-access road facilities.

**Common Sense Principle.** The General Plan should be interpreted in a common sense manner to encourage reasonable development which can meet the needs of the community with minimal impacts on the environment and demands on public services. Taking a comprehensive view of all relevant plan policies, the result must balance the intent of these policies, in a practical, workable, and sound manner. When using the Common Sense Principle, findings shall be made indicating how the use of this principle

balances the needs of the community and Plan policies by the Planning Commission and/or Board of Supervisors.

**Community-Based Policing:** A concept in law enforcement administration which places an emphasis on a high visibility presence of public safety officers within a community (e.g., foot or horse patrols) and promotes citizen-police interaction through neighborhood watch programs, volunteer citizen patrols, crime prevention education and other outreach programs.

**Community Character:** The prevailing qualities and characteristics of a community. At a minimum, community character should consider historical development patterns, the present natural and built environment, the resources and needs of the area, and the planned and projected growth.

**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 (7PM to 10 PM) and nighttime (10PM to 7AM) periods, respectively, to allow for the greater sensitivity to noise during those hours.

**Community Plan:** A portion of the local general plan that focuses on a particular area or community within the city or county. Community plans supplement the policies of the general plan.

**Community Planning Area (CPA):** The geographic extent of a Community Plan.

**Community Services District (CSD):** A special district, governed by an independently elected board of directors, formed to provide any one or more of a range of authorized services, including water, wastewater, fire protection, parks and recreation, and street lighting (see California Government Code Section 61000 and following).

**Conditional Use Permit:** Pursuant to the zoning ordinance, a conditional use permit (CUP) may authorize uses not routinely allowed on a particular site. It is a discretionary permit issued by the Planning Commission for any of the numerous "conditional uses" indicated within the Zoning Ordinance. Findings to allow the granting of a Conditional Use Permit involve an affirmative determination on the project's conformance with the general plan, consistency with zoning regulations, satisfying all related development standards, and that the proposed use and improvements may be operated or maintained in such a manner as to not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.

**Conflicting Uses:** Land uses by which the quality of each individual use is harmed by the others when they occur together in the same area, due to either competition for limited resources or use by-products which damage alternative uses. When one use prevents another, "conflicting uses" become incompatible uses.

**Conservation Easement:** Voluntary legal agreement between a landowner and conservation organization (government agency or land trust) that permanently limits some of the land's uses (i.e. development rights, etc.). The property still belongs to the landowner, but restrictions are placed both on the current landowner and on subsequent landowners, based upon the terms of the agreement.

**Conversion (of agricultural land):** A change in the use or character of agricultural land, through subdivision parcelization, zoning reclassification, or other overt or indirect means, whereby the continued viability of the property for agricultural use is precluded or substantially decreased.

**Conveyance of Development Rights:** The action of an owner of real property wherein the future rights for further development – either allowed by-right or potentially pursuable through permits or other grants or authorization – is conveyed to another party, generally a public or non-profit agency such as a land trust. Development rights conveyances are generally associated with a deferral of required improvements, to allow for clustered development, or to protect or avoid development in hazardous or environmentally sensitive areas of a property.

**Cottage Industry:** Cottage Industries are considered a secondary use on a parcel involving the manufacture, provision of, or sale of goods and/or services, including Bed and Breakfast establishments, which:

- a. Are conducted by occupants on the premises and not more than 3 non-resident employees in a manner which does not substantially affect the primary use of the parcel; and
- b. Does not require use of buildings or structures occupying more than 2 acres; and
- c. Involves no sales of merchandise other than that grown or processed on the premises or merchandise directly related to and incidental to the industry; and
- d. Would increase or maintain the viability of the existing principal use of the land, and shall not create noise, odors, smoke, or other nuisances which would adversely affect the surrounding area.

**County of Humboldt Extraction Review Team (CHERT):** A technical review committee appointed by the Board of Supervisors that reviews surface mining operations.

**County Service Area (CSA):** A special district governed by the Board of Supervisors formed to provide any one or more of a range of authorized service including water, wastewater, fire protection, parks and recreation, and street lighting within an area of the County (see California Government Code Section 25210.1 and following).

**County Water District:** A special district, governed by an independently elected board of directors, formed to provide water service, but can also provide a limited range of other services (see California Water Code Section 30000 and following).

**Covenants, conditions and restrictions (CC&R's):** Covenants, Conditions, and Restrictions are private legal restrictions on the use of land, contained in the deed to the property or otherwise formally recorded. CC&R's are enforced by home owner's associations, not by the County.

**CPUC:** See "California Public Utilities Commission"

**Criteria Air Pollutant:** An air pollutant for which acceptable levels of exposure can be determined and for which an ambient air quality standard has been set. Examples include: ozone, carbon monoxide, nitrogen dioxide, sulfur dioxide, PM<sub>10</sub>, and PM<sub>2.5</sub>.

**Critical Water Supply Area:** The specific area, used by a municipality or community for its water supply system, which is so limited in area that it is susceptible to a potential risk of contamination from development activities.

**Cumulative Impacts:** Two or more individual effects which, when considered together, are considerable or which compound or increase other impacts.

**dB (Decibel):** a unit used to express the relative intensity of a sound as it is heard by the human ear.

**dBA:** "A-weighted decibels". A measurement of noise weighted to reflect the sound frequency range audible to the human ear.

**Density:** In the context of land use planning, the number of residential living units per unit area, such as seven units per acre.

**Density Bonus:** An increase in the allowable number of dwelling units granted by the city or county in return for the project's providing low- or moderate-income housing (see Government Code Section 65915).

**Design Review:** A process in which the exterior expression of a development project's design are reviewed against a set of desired features or characteristics in the interest of promoting visual harmony and coordinated design in a given area. For purposes of this Plan, design review does not involve discretionary review by an appointed or elected panel or board, but ministerial review against a checklist of parameters, constraints, and favorable characteristics detailed within the design review standards ordinance.

**Design Review Committee:** A group appointed a city or county elected officials to consider the design and aesthetics of development within design review zoning districts.

**Design Review Standards:** A checklist of parameters, constraints, favorable characteristics, and desirable attributes against which development project proposals are reviewed.

**Design Standards Committee (DSC):** An ad hoc committee appointed by the Board of Supervisors responsible for developing design review standards.

**Detention Basin:** A topographic feature, either naturally occurring or terra-formed where stormwater runoff is intercepted and detained to reduce peak discharge volumes into downstream watercourses.

**Developed:** Developed with a structure that is a principle or conditionally use permitted under a parcel's land use designation in the applicable general plan.

**Development:** As defined in California Government Code Section 65927: Development means, on land, or in or under water, the placement or erection of any solid material or structure; discharge or disposal of any dredged material or of any gaseous, liquid, solid, or thermal waste; grading, removing, dredging, mining, or extraction of any materials; change in the intensity of use of land including but not limited to subdivision pursuant to the Subdivision Map Act (commencing with Section 66410 of the Government Code), and any other division of land except where the division is brought about in connection with the purchase of such land by a public



agency for public recreational use; change in the intensity or use of water, or of access to thereto; construction, reconstruction, demolition, or alteration of the size of any structure, including any facility of any private, public, or municipal utility; and the removal or harvesting of major vegetation other than for agricultural purposes, kelp harvesting, and timber operations which are in accordance with a timber harvesting plan submitted pursuant to the provisions of the Z'berg-Nejedly Forest Practices Act of 1973 (commencing with Section 4511 of the Public Resources Code).

As used in this section, "structure" includes, but is not limited to, any building, road, pipe, flume, conduit, siphon, aqueduct, telephone line, and electrical power transmission and distribution line. "Development" does not mean a "change of organization", as defined in Section 56021, or the "reorganization", as defined in Section 56073.

**Development Fees:** Fees charged to developers or builders as a prerequisite to construction or development approval. The most common are: (1) impact fees (such as parkland acquisition fees, school facilities fees, or street construction fees) related to funding public improvements which are necessitated in part or in whole by the development; (2) connection fees (such as water line fees) to cover the cost of installing public services to the development; (3) permit fees (such as building permits, grading permits, sign permits) for the administrative costs of processing development plans; and, (4) application fees (rezoning, CUP, variance, etc.) for the administrative costs of reviewing and hearing development proposals.

**Development Review.** Evaluation of proposed development by the County. This term is used to describe all types of evaluation, including, but not limited to, ministerial "over-the-counter" permits as well as discretionary evaluations, for instance conditional use permits.

**Dikes:** A bank constructed to control or confine tidal, river, or other waters.

**Discretionary Project:** Discretionary project means an activity defined as a project which requires the exercise of judgment, deliberation, or decision on the part of the public agency or body in the process of approving or disapproving a particular activity, as distinguished from situations where the public agency or body merely has to determine whether there has been conformity with applicable statutes, ordinances, or regulations.

**Downzone:** This term refers to the rezoning of land to a more restrictive or less intensive zone (for example, from multi-family residential to single-family residential or from residential to agricultural).

**Drip Line:** The outer edge of a tree crown or canopy.

**Dwelling Unit:** A housing unit. (See Housing Unit).

**Earthquake Fault Zone:** A delineated area established under the provisions of the Alquist-Priolo Earthquake Fault Zone Act, wherein certain classes of development projects are subject to geologic investigations, report review, and disclosure requirements.

**Easement:** A recorded right or interest in the land of another, which entitles a holder thereof to a use, privilege or benefit over said land.

**Ecosystem Services.** The contributions that a biological community and its habitat provide to our day-to-day lives (National Oceanic and Atmospheric Administration). Examples of ecosystem services include basic services like the delivery of food, fresh water, fresh air, wood and fiber, and medicine – and services that are less tangible and harder to measure but equally critical: regulating services like carbon sequestration, erosion control, and pollination; cultural services like recreation, ecotourism, and educational and spiritual values; and supporting services like nutrient cycling, soil formation, and primary productivity (United States Department Agriculture).

**EIR:** See “Environmental Impact Report”

**Eminent Domain:** The power of a governmental entity to take privately owned property, especially land, and convert it to public use, subject to reasonable compensation for the taking.

**Endangered Species:** These species' prospects for survival and reproduction are in immediate jeopardy from one or more causes.

**Energy Star:** A U.S. Environmental Protection Agency program that began in 1992 as a voluntary labeling program designed to identify and promote energy-efficient products to reduce greenhouse gas emissions.

**Environmental Impact Report (EIR):** A report that analyzes the environmental effects of a proposed project prepared pursuant to the California Environmental Quality Act of 1970.

**Environmental Impact Statement:** Similar to an EIR, but a federal level document prepared pursuant to the National Environmental Policy Act of 1969.

**Environmentally Sensitive Areas:** Any area in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which could be easily disturbed or degraded by human activities and developments (Coastal Act Section 30107.5), including: areas of special biological significance as identified by the State Water Resources Control Board; rare and endangered species habitat identified by the State Department of Fish and Wildlife; all coastal wetlands and lagoons; all marine, wildlife and education and research reserves; nearshore reefs; tidepools; sea caves; islets and offshore rocks; kelp beds; indigenous dune plant habitats; and wilderness and primitive areas.

**Ephemeral Stream:** A watercourse whose waterflows occur less than year-round, in episodic events such as following a rainstorm.

**Fault:** A surface or zone of rock fracture along which there has been displacement from a few centimeters to a few kilometers.

**Feasible:** Capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, social and technological factors.

**Federal Emergency Management Agency (FEMA):** Federal agency responsible for management of natural hazards, including the flood plain zones.

**Fee:** A charge imposed on an applicant or property owner to defray the cost of providing public facilities or services. There are three types of fees: (1) fees for services (such as water or wastewater service) generally referred to as service charges; (2) fees for regulatory activities such as plan review fees; and (3) development fees, which include impact fees that are levied on a developer to off-set the cost of infrastructure to serve that development.

**Feed Lot:** A large yard with pens or stables, other than those part of a typical livestock ranch, where cattle, sheep, etc. are kept for finishing, shipment or slaughter.

**Fill:** Earth or other substance or material, including piling placed for the purpose of erecting structures thereon, placed in a submerged area.

**Final Map Subdivision:** Final map subdivisions (also called tract maps or major subdivisions) are land divisions which create five or more lots. They must be consistent with the general plan and are generally subject to stricter requirements than parcel maps. Such requirements may include installing road improvements, the construction of drainage and sewer facilities, parkland dedications, and more.

**Fire Protection District:** A special district, in most instances governed by an independently elected board of directors, formed to provide fire protection services (see California Health and Safety Code Section 13800 and following).

**Flood, 100-Year:** A flood having a one percent chance of occurring in any single year.

**Flood Hazard Areas, or Floodplain:** Typically refers to those areas subject to inundation by a 100-year flood; or, other defined flood event or flood risk area.

**Floor Area Ratio:** Abbreviated as FAR, this is a measure of development intensity. FAR is the ratio of the amount of floor area of a building to the amount of area of its site. For instance, a one-story building that covers an entire lot has an FAR of 1. Similarly, a one-story building that covers 1/2 of a lot has an FAR of 0.5. A FAR greater than 1 indicates allowance for multi-story buildings. A FAR of 3 indicates a three-story building covering the entire lot.

**Forestland:** Resource land which may include conifer, timberland, oak woodland and other hardwood types.

**Forest Operations:** The cutting and/or removal of timber or other solid wood forest products for forest management or commercial purposes, together with all of the work incidental to the harvest including, but not limited to: construction and maintenance of roads, fuel breaks, fire breaks, stream crossings, landings, skid trails, beds for the falling of trees, and fire hazard abatement (Public Resources Code Section 4527(a)(1) and (2))

**Forest Practices Act:** Z'Berg-Nejedly Forest Practices Act"

**Form-Based Code:** A regulatory document or type of zoning code that controls land use by placing primary emphasis on the physical form of the built environment with the end goal of producing a specific type of "place".

**Framework Plan:** Volume I of the Humboldt County General Plan adopted in 1984 establishing county-wide policies for land uses, hazard avoidance, resource protection,

and public facilities and services. The Framework Plan is supplemented by the elements of Volume II, including the Housing Element, Hazardous Waste Plan, Integrated Solid Waste Plan, Airport Master Plan, and the Community Plans.

**General Law City:** A city incorporated under and administered in accordance with the general laws of the state. See also Charter law city.

**General Plan:** A statement of policies, including text and diagrams setting forth objectives, principles, standards, and plan proposals, for the future physical development of the city or county (see Government Code Sections 65300 et seq.).

**General Plan Amendment:** A revision to the text or maps of a general plan. Under California state law, the Legislative Body (Board of Supervisors or City Council) is the only recognized entity authorized to instigate and direct such changes.

**Geologic Hazards:** include the following:

1. seismic hazard areas delineated on fault maps as subject to potential surface rupture, on soil maps indicating materials particularly prone to shaking or liquefaction and in local and regional seismic safety plans;
2. tsunami runup areas identified on U.S. Army Corps of Engineers 100-year recurrence maps, by other scientific or historic studies and other known areas of tsunami risk;
3. landslide hazard areas delineated on slope stability maps and in local and regional geologic or safety plans;
4. beach areas subject to erosion; and
5. other geologic hazards such as expansive soils and subsidence areas.

**GHGs:** See "Greenhouse Gases"

**Goal:** The ultimate purpose of an effort stated in a way that is general in nature and immeasurable.

**"Granny" Housing:** Typically, this refers to a second dwelling attached to or separate from the main residence that houses one or more elderly persons.

**Grandfathering.** The act of recognizing a non-conforming land use, a use which was lawfully conducted prior to the effective date of the use regulations for the area in which it is located and with which regulations it does not comply.

**Greater Eureka Area Travel Model (GEATM):** A county-wide travel demand forecasting model used to assess impacts of land use and transportation changes, and help determine the effectiveness of potential improvements to the road system.

**Greenbelt:** Areas of natural terrain, drainage, and vegetation located adjacent to undeveloped areas or between adjoining developed areas slated for open space uses (buffers between development and hazardous or environmentally sensitive areas and other adjoining development, for non-vehicular paths and trails, and other passive recreation uses as appropriate).

**Greenhouse Gases (GHGs):** Carbon dioxide and other gases that trap heat radiating from the Earth's surface much like a greenhouse's windows trap heat from radiating sunlight.

**Groundwater Basin:** A groundwater basin is the aboveground area from which water flows or seeps into a particular aquifer or series of linked aquifers.

**Groundwater Transfer:** Groundwater transfer refers to the mechanical or artificial relocation of groundwater resources to a location outside the source location.

**HCAOG:** See "Humboldt County Association of Governments"

**Highly Scenic Areas:** generally include:

1. landscape preservation projects designated by the State Department of Parks and Recreation in the California Coastline Preservation and Recreation Plan;
2. open areas of particular value in preserving natural land-forms and significant vegetation, or in providing attractive transitions between natural and urbanized areas; and
3. other scenic areas and historical districts designated by cities and counties.

**Home Occupation:** An accessory use of a non-residential nature which is performed within a dwelling unit, by an occupant of the living unit and which is clearly incidental and secondary to the residential use of the dwelling unit. Home Occupations are subject to the Home Occupation Regulations of the Humboldt County Zoning Ordinance.

**Homesite:** An area suitable for the placement of a dwelling.

**Household:** The person or persons occupying a housing unit.

**Housing Unit:** A house, apartment, mobilehome or trailer, group of rooms, or single room occupied as a separate living quarter or, if vacant, intended for occupancy as a separate living quarter. Separate living quarters are those in which the occupants live and eat separately from any other persons in the building or through a common hall.

**Humboldt Bay Municipal Water District (HBMWD):** A quasi-public agency providing treated domestic drinking water supplies to the cities, special districts (e.g., MCSD), and residents of the greater Humboldt Bay area.

**Humboldt County Association of Governments (HCAOG):** The Humboldt County Association of Governments is a Joint Powers Agency comprised of the seven incorporated cities (Arcata, Blue Lake, Eureka, Ferndale, Fortuna, Rio Dell, Trinidad), and the County of Humboldt and is the designated Regional Transportation Planning Agency (RTPA). HCOAG is largely responsible for programming State highway, local street and road improvements, public transportation resources, and the road side call box program and the preparation and implementation of the Regional Transportation Plan (RTP).

**Humboldt - Del Norte Public Health Department:** A department of the County of Humboldt responsible for administering federal, state and local regulations regarding

certain domestic water supplies, sewage disposal systems, hazardous materials management, and other public health programs.

**Humboldt Local Agency Formation Commission (LAFCo):** The Humboldt Local Agency Formation Commission (LAFCo). Created by the State Legislature in 1963 to discourage urban sprawl and encourage the orderly formation and development of local government agencies. LAFCo reviews proposals for the formation of new local governmental agencies and for changes in the organization of existing agencies. There is a LAFCo in each county in California except San Francisco. LAFCo is a seven-member Commission comprised of two city council members (chosen by the Council of Mayors), two county supervisor members (chosen by the Board of Supervisors), two special district members (chosen by Independent Special District election), and one public member (chosen by the members of the Commission).

**Hydrophytic Plant:** Any plant growing in water or on a substrate that is at least periodically deficient in oxygen as a result of excessive water content (i.e., plants typically found in wet habitats).

**Impact Fees:** See "Development Fees".

**Impervious Surface:** A land surface graded, covered, or constructed upon by pavement, structures, or other improvements such that the area has been rendered impenetrable by stormwater or surface runoff infiltration.

**Implementation Measure:** An action, procedure, program, or technique that carries out General Plan policy. Example: "Develop a geologic hazard overlay zoning classification and apply it to all geologic hazard areas identified in the General Plan".

**Implementation Program (Action Program):** A coordinated set measures to carry out the policies of the General Plan. Example: Open-space action program for implementing open-space policies.

**Incidental Public Service Purposes:** Projects, such as burying cables and pipes, inspection of piers, etc. which temporarily impact the resources of a habitat area.

**Industrial Noise Protection Standards:** A set of performance standards and identified mitigation measures to be abided by and undertaken to prevent adverse impacts of industrially process generated noise to adjacent persons and property.

**Infrastructure:** A general term describing public and quasi-public utilities and facilities such as roads, bridges, sewers and sewer plants, water lines, power lines, fire stations, etc.

**Initial Study:** Pursuant to CEQA, an analysis of a project's potential environmental effects and their relative significance. An initial study is preliminary to deciding whether to prepare a negative declaration or an EIR.

**Initiative:** A legislative measure which has been placed on the election ballot as a result of voter signatures. At the local level, initiatives usually propose changes or additions to the general plan and zoning ordinance. The right to initiative is guaranteed by the California Constitution.

**In-lieu Fee(s):** see "Parkland Dedication In-lieu Fee(s)"

**Insurance Services Office (ISO):** Private organization that formulates fire safety ratings based on fire threat and responsible agency's ability to respond to the threat. ISO ratings from one (excellent) to ten (no fire protection). Many insurance companies use ISO ratings to set insurance premiums. ISO may establish multiple ratings within a community, such as a rating of 5 in the hydranted areas and one of 8 in the non-hydranted areas.

**Interested Parties of Record:** Those individual persons, groups or organizations registered with the Humboldt County Community Development Services, Planning & Building Divisions on a project-by-project, or area-specific basis, who have expressed an interest in receiving public notices and other information regarding development projects and other land use activities for the stated area or project.

**Intermittent Stream:** A watercourse whose waterflows occur less than year-round, but within a definable period, such as "October to August."

**ISO:** See "Insurance Services Office".

**Joint Timber Management Plan:** Provides a guide for the management and continuous harvesting of timber, existing and proposed access by the original and any subsequent owners, and recorded as a deed restriction on all newly created parcels smaller than 160 acres in the Timberland Production Zone as recommended by the Forestry Review Committee.

**LAFCo:** See Humboldt Local Agency Formation Commission

**Landbanking:** The advance purchase of property which can be used in affordable housing and the holding (banking) of that property until such development is feasible.

**Landscape Maintenance Zone:** Areas of private property adjacent to a public street or right-of-way where landscaping and maintenance thereof have been required as a condition of development.

**Land Use:** Defined as

1. a description of the existing use of the land, according to categories, such as residential single family - vacant, heavy industrial – improved, etc.
2. shorthand for the planned land use designation of the general plan (see below).

**Land Use Designation:** A classification on a general plan planned land use map or diagram that indicates the kinds, intensities, and location of planned land uses, such as RL –Residential Low Density, Commercial General, etc.

**Lateral Access:** A recorded dedication or easement granting to the public use the right to pass and repass over dedicator's real property, generally parallel to, and inland from, the mean high tide line.

**Ldn: (Day-Night Average Sound Level):** the A-weighted average sound level for a given area (measured in decibels) during a 24-hour period with a 10 dB weighting applied to night-time sound levels. The Ldn is approximately numerically equal to the CNEL for most environmental settings.

**Leadership in Energy and Environmental Design (LEED):** This is a proprietary rating system known as the Green Building Rating System<sup>®</sup> which is a voluntary standard for developing high-performance sustainable buildings.

**LEED:** See "Leadership in Energy and Environmental Design"

**Leq (Energy Equivalent Level):** defined as the average sound level on the basis of sound energy (or sound pressure squared). The Leq is a "dosage" type measure and is the basis for the descriptors used in current standards, such as the 24-hour CNEL used by the State of California.

**Letter of Permission (LOP):** A letter issued by the U. S. Army Corps of Engineers to authorize in-stream gravel extraction.

**Levee:** A bank constructed to control or confine flood waters.

**Level of Service (LOS):**

1. In traffic engineering, the performance rating ("A" through "F") for a segment of street or intersection. Level of Service ratings are based on generalized perceptions of the performance of the roadway or intersection in terms of length of transit time and the degree of stress and frustration to the driver.
2. can also refer to other services such as fire response, police, bike trails, etc.

**Leverage:**

1. Use of borrowed funds to purchase property in anticipation of substantial increase in value of the property which then attaches to the equity;
2. Use of supplemental non- equity capital (as senior securities or borrowed money) to increase the returns on equity.

**Liquefaction:** The temporary transformation of soil into a fluid- acting mass, sometimes occurring when earthquakes affect water- saturated granular soil.

**Local Street:** In traffic engineering, a term that refers to a low order class of street designed to provide immediate low volume ingress and egress to individual properties. In the hierarchy of street type classification, traffic from local streets are channeled onto collectors leading to arterial streets who in turn connect to highways or other regional controlled-access road facilities.

**Long term:** More than ten years in the future.

**LOP:** See "Letter of Permission"

**Lot Line Adjustment.** The adjustment of a common lot line or lot lines between two or more existing adjacent parcels, where the land(s) taken from one or more parcels is added to an adjacent parcel or parcels, and where a greater number of parcels than originally existed is not thereby created.

**Low Density:** A form of residential development which typically involves only single family uses.



**Low Income:** Includes both "very low" and "low" income, meaning households whose income does not exceed 50% and 80%, respectively, of the median household income of the Standard Metropolitan Statistical Area (SMSA) the jurisdiction is located in, or the county where there is no SMSA, in accordance with Chapter 13339 of the California Health and Safety Code.

**Major subdivision:** A division of land resulting in five or more lots for the purpose of sale, transfer, or financing as regulated by the Subdivision Map Act (CGC §65000 et seq.).

**Management Plans:** Plans prepared by public land agencies for use in managing agency lands.

**Man-Made Wetlands.** Man-made wetlands consisting entirely of a man-made drainage ditch, or other man-made drainage or storage device, construction, or system.

**May.** The term 'may' is used to indicate a permissible possibility that is optional.

**Mean Annual Recruitment (MAR):** mean amount of aggregate (gravel) replenished by natural processes over the previous year for a given river segment.

**Mello-Roos Community Facilities District:** Districts (not a "special district" as defined below) often referred to as either Mello-Roos Districts or Community Facilities Districts, established to finance public infrastructure and services through voter approved property taxation (see Mello-Roos Community Facilities Act of 1982, California Government Code Section 53311 and following).

**Memorandum of Agreement (MOA):** An executed agreement between two entities wherein an understanding has been formalized regarding specified actions and responsibilities each entity is to undertake.

**Mesophytic Plant:** Any plant growing where moisture and aeration conditions lie between extremes (i.e., plants typically found in habitats with average moisture conditions, not usually dry or wet).

**Micro Hydroelectric System:** Very small scale electrical generating systems using run of the river type diversions with up to 100 kilowatts of electrical generating capacity.

**Mining Groundwater or Overdraft:** Overdraft is a condition of a groundwater basin or aquifer in which withdrawals exceed recharge (i.e., more water is taken out than is put back in).

**Minor subdivision:** A division of land resulting in four or less lots for the purpose of sale, transfer, or financing as regulated by the Subdivision Map Act (CGC §65000 et seq.).

**Mitigation Measure:** A measure that will eliminate, avoid, rectify, compensate for or reduce an adverse environmental effect.

**Mixed Use Areas:** Areas that allow a mix of uses, typically commercial and residential uses.

**Mobile Sources:** Sources of air pollution such as automobiles, motorcycles, trucks, off-road vehicles, boats, and airplanes (compare with Stationary Sources).

**Moderate Income:** A household whose income does not exceed 120% of the median household income of the SMSA (subject to adjustments in some areas) in accordance with Chapter 1339 of the California Health and Safety Code.

**Modified Overall Condition Index (MOCI):** A measure developed by consultants to apply the OCI more broadly to all roads in the Urban Study Areas. Like the OCI, the MOCI is used to prioritize road maintenance projects.

**Multi-Modal Transportation:** A balanced multi-modal transportation system is one that accommodates public transit, bicycles, and pedestrians, as well as motorized vehicles.

**Multiple Use:** Management for a variety of uses, including resource production.

**Municipal Advisory Committee (MAC):** A standing committee appointed by the Board of Supervisors for the purpose of advising the Board on community matters.

**Municipal Service Review:** LAFCo determination for each service provider and service type with respect to infrastructure needs or deficiencies; growth and population projections for the affected area; financing constraints and opportunities; cost avoidance opportunities; opportunities for rate restructuring and shared facilities; government structure options, including advantages and disadvantages of consolidation or reorganization of service providers; evaluation of management efficiencies; and local accountability and governance (see California Government Code Section 56430).

**Mutual Water System:** A mutual water system is a user owned service. Common users together pay the cost of providing service without legal authority to tax.

**Natural groundwater recharge:** Increasing groundwater quantity by natural percolation of rainfall or by surface irrigation so as not to have any significant impact on groundwater quality, and excludes intentional underground injection of treated wastewater or other contaminants that degrade aquifers.

**Natural Hazards.** Threats to human health and safety resulting from any of the following sources: flooding, including flooding from dam inundation and tsunamis; wildland fires; earthquakes and other seismic related hazards such as liquefaction; and geologic hazards including landslides and unstable soils.

**Natural Park(s) (area):** Areas within a park left in a natural state (i.e., not graded, cleared of vegetation, landscaped, or otherwise developed).

**Negative Declaration:** When a project is not exempt from CEQA and will not have a significant adverse effect upon the environment a negative declaration must be prepared. The negative declaration is an informational document that describes the reasons why the project will not have a significant effect and proposes measures to completely mitigate or avoid any possible effects.

**Neighborhood Associations:** An organization of residents of a certain defined area or neighborhood formed with the expressed intent of monitoring and participating in community issues affecting or involving the area or neighborhood.

**Neighborhood Commercial:** Retail services which provide convenient sales facilities to residential areas, such as coin operated laundries, food markets and variety stores.

**Neighborhood Watch Program:** An organization of residents of a certain defined area or neighborhood formed in coordination with local law enforcement agencies to provide supplemental public safety and security measures for the area or neighborhood. Typical neighborhood watch programs can include neighborhood citizen patrols, diligence in reporting suspicious activities or persons, and crime-prevention education outreach.

**New Development:** Conversion of land from a natural state to a different use. Typically new development involves construction of structures, but it also includes pre-development activities, including land clearing and grading.

**Non-Agricultural Uses:** Land uses not directly or ancillary related to the production of food and fiber.

**Non-conforming Use (also known as "Grandfathered Use"):** A use which was lawfully conducted prior to the effective date of the use regulations for the area in which it is located and with which regulations it does not comply.

**Non-motorized transportation facilities:** Improvements for bicycles and pedestrians, and for the mobility-challenged, including sidewalks, crosswalks, and bicycle lanes associated with the road system.

**Non-Point Source Pollution:** As compared with "point-source pollution", substances introduced into the air, soil, and water from indistinct, multiple, non-specific sources or locations. Examples of non-point source pollution include automobile exhaust emissions, grease, oil and lubricants from parking lots, and stream sedimentation from graded areas.

**Non-Tidal Slough:** Any portion of a slough which is not inundated with sea water by the daily ebb and flow of the tides.

**Non-Traditional Recreation:** Novel, unique, and contemporary recreational activities departing from the more generally recognized and traditional, or organized sport pursuits. Examples of non-traditional recreation includes skateboard parks, "Frisbee® golf" courses, and mountaineering climb-walls.

**North Coast Unified Air Quality Management District:** The North Coast Unified Air Quality Management District is a local government agency formed to protect the air resources of Humboldt, Del Norte, and Trinity counties. The NCUAQMD is governed by five member Board comprised of elected officials that are appointed by the respective Board of Supervisors, and one member is a city representative who is selected by a committee comprised of mayors of the incorporated cities that are within the North Coast Unified Air District.

**Off Street Parking:** Parking areas outside the street right of way.

**On Street Parking:** Parking areas within the street right of way.

**Open Space:** An area of reserved land that does not include built-up residential, commercial, industrial or other urban land uses. Open spaces are designated and set

aside for the purposes of avoiding hazardous conditions, protecting environmentally sensitive resources, to buffer and break-up contiguous developed areas, and to provide open areas for recreational uses. See Open Space Element.

**Open Space Implementation Standards:** The set of regulations administered by the Humboldt County Community Development Services, Planning & Building Divisions to ensure that the issuance of building permits and other grants of development authority are consistent with established policies for the protection of open space areas, especially watercourses, riparian corridors and wetlands.

**Overall Condition Index (OCI):** A measure used by Humboldt County to rate the condition of a sample of arterial and collector roadway surfaces on a scale from 0-100. This measure is used to prioritize road maintenance projects.

**Overcrowding:** A condition caused by insufficient living space. A housing unit is defined as overcrowded when there are more than 1.01 people per habitable room.

**Overlay Zone:** A set of zoning requirements that is superimposed upon a base zone. Overlay zones are generally used when a particular area requires special protection (as in a historic preservation district) or has a special problem (such as steep slopes, flooding or earthquake faults). Development of land subject to overlay zoning requires compliance with the regulations of both the base and overlay zones.

**Parcel:** A legally recorded tract or plot of land.

**Parcel Map:** A minor subdivision resulting in fewer than five lots. The city or county may approve a parcel map when it meets the requirements of the general plan and all applicable ordinances. The regulations governing the filing and processing of parcel maps are found in the state Subdivision Map Act and the local subdivision ordinance.

**Parkland Dedication:** Pursuant to the Quimby Act, the requirements for dedication of land (or the payment of a fee) for the development of parkland to serve the recreational needs of new residents of the subdivision and the community at-large.

**Parkland Dedication In-lieu Fee(s):** Fees paid in-lieu of the dedication of land for park purposes required under the Quimby Act.

**Passive Recreation:** Non-consumptive recreational pursuits that do not involve activities or the use of equipment for which sanctioned areas or facilities (i.e., play fields, rinks, bowls, tracks etc.) are required. Examples of passive recreation include walking, hiking, or nature study.

**Patent Parcel.** A parcel created by a grant of formerly public land to an individual from the federal or state government.

**Pavement Management System (PMS):** The system used by Humboldt County to generate pavement distress data for a representative sample of arterial and collector roadways in Humboldt County. This data forms the basis of an "Overall Condition Index" (OCI), which rates roadway surfaces on a scale from 0-100.

**Pedestrian and Bicycle Facilities:** Sidewalks, walking trails, bike paths, bike lanes, and other facilities for the mobility of pedestrians and bicyclists.

**PEIR:** See "Program Environmental Impact Report".

**Perennial Stream:** A watercourse whose waterflows occur year-round.

**Performance Standards:** A set of operational constraints on a particular land use to limit the effects of noise, traffic, glare, dust, odors, emissions, vibration, and other impacts to adjacent properties.

**Plan Lines:** The schematic location of future road and street connections identified in the Circulation Plan to provide coherent pedestrian, bicycle, and vehicular transit throughout the community. Developments occurring on properties adjacent or crossed by plan lines are responsible for the establishment of the street right-of-way or physical improvements proportional to the effects of that development on overall community circulation.

**Planned Development Combining Zone (-P):** An overlay zone used in conjunction with an area's principal zoning to designate the area where a Planned Unit Development may be allowed.

**Planned Rural Development Program (PRD Program):** A program for lands designated AG, AGR and T that allows voluntary clustering of homesites at a density above what would otherwise be allowed when lands most suitable for resource production are retained for higher protection and/or permanent continued production.

**Planned Unit Development (PUD):** A class of development intended to be assessed in its unified entirety, not on a lot-by-lot, basis. Exceptions to base zone standards may be granted to Planned Unit Developments allow a more integrated development (i.e, mixed uses, clustering) compared to that which could be developed under standard established zoning standards.

**Planning Commission:** A group of residents appointed by the city council or board of supervisors to consider land use planning matters. The commission's duties and powers are established by the local legislative body and might include hearing proposals to amend the general plan or rezone land, initiating planning studies (road alignments, identification of seismic hazards, etc.), and taking action on proposed subdivisions.

**PM<sub>10</sub>:** Particulate matter less than 10 microns in diameter. A pollutant caused by airborne particles that are 10 microns in diameter and smaller.

**Policy:**

1. A specific statement guiding action and implying clear commitment;
2. A collective term describing those parts of a General Plan that guide action, including goals, policies, standards and implementation measures.

**Population Projection:** An estimate of future population based on current demographic trends.

**Prescriptive Easement:** An easement created through the open, adverse, and continuous use of land owned by another person over a statutory period granted by a court of law.

**Prime Agricultural land:** (per California Government Code Section 51201 (c) means:

1. all land which qualifies for rating as Class I or Class II in the Soil Conservation Service land use capability classifications.
2. land which qualifies for rating 80 through 100 in the Storie Index Rating.
3. land which supports livestock used for the production of food and fiber and which has an annual carrying capacity equivalent to at least one animal unit per acre as defined by the U.S.D.A.
4. land planted with fruit or nut bearing trees, vines, bushes or crops which have a non-bearing period of less than five years and which will normally return during the commercial bearing period on an annual basis from the production of unprocessed agricultural plant production not less than \$200.00 per acre.
5. land which has returned from the production of unprocessed agricultural plant products on an annual gross value of not less than \$200.00 per acre for three of the five previous years.

**Program Environmental Impact Report (EIR):** A Program EIR is prepared on a series of actions that can be characterized as one large project (see CEQA guidelines Section 15168). A Program EIR generally establishes a framework for "tiered" or project-level environmental documents that are prepared in accordance with the overall program.

**Property Right.** A generic term which refers to any type of right to specific real property.

**Public Services:** Public services include water supply and wastewater systems, fire protection, law enforcement, street lighting, and recreation.

**Public Water Systems:** Public water system means a system for the provision of water for human consumption through pipes or other constructed conveyances that has 15 or more service connections or regularly serves at least 25 individuals daily at least 60 days out of the year (Health and Safety Code §116275). Public water systems are regulated by the State Department of Public Health, Drinking Water Programs. The County Department of Health Services, Environmental Health regulates other water systems.

**Quimby Act:** Pursuant to California Government Code Section 66477, legislation which authorizes local agencies to require parkland dedication or the payment of parkland dedication in-lieu fee(s) as a condition of subdivision.

**Rare Species:** These species may not presently be in danger of extinction, but are of such few number that survival is threatened if its habitat is degraded. (See also Critical Habitat, Endangered Species; California Endangered Species Act of 1970, California Species Preservation Act of 1970; Federal Endangered Species Act of 1973, amended in 1978 to include plants; California Native Plant Protection Act of 1977).

**RCEA:** See "Redwood Coast Energy Authority".

**Reclamation Plan:** Prepared by mine operator pursuant to the Surface Mining and Reclamation Act detailing reclamation requirements for mined lands.

**Recreation Private and Noncommercial:** Clubs or recreation facilities operated by a nonprofit organization and open only to bona fide members of such nonprofit organizations and their guests.

**Redwood Coast Energy Authority (RCEA):** RCEA was formed in 2003 as a Joint Powers Association (JPA), representing seven municipalities (the Cities of Arcata, Blue Lake, Eureka, Ferndale, Fortuna, Trinidad and Rio Dell) and Humboldt County. The Redwood Coast Energy Authority's (RCEA) purpose is to develop and implement sustainable energy initiatives that reduce energy demand, increase energy efficiency, and advance the use of clean, efficient and renewable resources available in the region.

**Redwood Community Action Agency (RCAA):** A not-for-profit quasi-public agency responsible for the administration of numerous federal, state and local grant and community service programs.

**Referendum:** A ballot measure challenging a legislative action by the city council or county board of supervisors. When sufficient voter signatures are filed before the council or board action becomes final, the council or board must either set aside its action or call an election on the matter. Use permits, variances, and subdivisions cannot be challenged by referendum.

**Regional Transportation Plan (RTP):** A regional transportation plan developed updated every two (2) years by the Humboldt County Association of Governments (HCAOG).

**Resource Lands:** Properties primarily used for natural resource production which also provide environmental benefits. Examples include, but are not limited to, timberland, agricultural lands, rangeland, open space and parklands.

**Retention Basin:** A topographic feature, either naturally occurring or terra-formed where stormwater runoff is intercepted and retained for on-site percolation into the ground.

**Right(s)-Of-Way:** An area or strip of land, either public or private, on which an irrevocable right of passage has been recorded for the use of vehicles or pedestrians or both.

**Right to Farm Ordinance:** An ordinance within the Humboldt County Code which states the policy of the County to protect planned and zoned agricultural uses from untoward nuisance claims for adjacent properties in non-agricultural uses.

**Riparian:** The transitional area between terrestrial and aquatic habitats where vegetation favors moist soil conditions and has a different species composition compared to adjacent uplands. Riparian vegetation is often characterized by the presence of alder, willow, and cottonwoods.

**Riparian Corridor:** The area containing and immediately adjoining streams, creeks, rivers and other waterways. These areas usually contain vegetation commonly occurring adjacent to streambanks and including such plants as willows, alders, cottonwood, wax myrtle, big leaf maple, California laurel, red elderberry, etc. The width of a riparian corridor may vary depending upon the extent of this vegetation.

**Riparian Vegetation:** refers to vegetation commonly occurring adjacent to stream banks and includes such plants as willows, alders, cottonwood, wax myrtle, big leaf maple, California laurel, red elderberry, etc.

**Road Standards:** (Appended by Res. No. 85-55)

1. The "*Rural Principal Arterial*" system consists of a connected rural network of continuous routes which have trip length and travel density characteristics indicative of substantial statewide or interstate travel.
2. The "*Rural Minor Arterial*" road system, in conjunction with the rural principal arterial system, links cities and towns above 5,000 in population and other major traffic generators, and forms an integrated network providing interstate and intercounty service.
3. "*Rural Connectors*" provide connections between the higher order systems and have low volume/ long trip length characteristics.
4. The "*Rural Collector*" routes generally serve travel of primarily regional importance rather than statewide importance and constitute those routes on which (regardless of traffic volume) predominant travel distances are shorter than on arterial routes. The collector road system is subclassified into two categories:
  - a. "Major Collectors" are spaced at intervals, consistent with population density, to collect traffic from local roads and bring all developed areas within a reasonable distance of a collector road.
  - b. "Minor Collectors" are spaced at intervals, consistent with population density, to collect traffic from local roads and bring all developed areas within a reasonable distance of a collector road.
5. The "*Rural Local Road*" system serves primarily to provide access to adjacent land and accommodate travel over relatively short distances as compared to higher systems. (Not shown individually on circulation map.)
6. "*Urban Principal Arterials*" in conjunction with Rural Principal Arterials, provide the highest level of conventional street service to virtually all area traffic generators.

**Rural Lands:** For the purposes of administering the policies of this Plan, all lands beyond the Urban Development Area.

**Rural Character:** The prevailing qualities and characteristics of non-urban, non-suburban areas. At a minimum, rural character includes those distinct attributes such as low intensity development, a diverse landscape of open spaces and relatively small developed areas, and social and economic activities that stress a continuance of historical basic industry land uses of the area such as agriculture, forestry, and fishing. Rural character contrasts with urban or suburban characteristics in the absence of high intensity or sprawling development, limited natural areas, centralized commercial, industrial, or service sector based economy, and cultural pursuits more akin to metropolitan areas.



**Sanitary District:** A special district, governed by an independently elected board of directors, formed to provide wastewater service, but can also provide a limited range of other services (see California Water Code Section 30000 and following).

**Scenic Highway:** Roads designated as part of the State or county scenic highway system pursuant to the policies contained in Chapter 3 of this plan

**School Impact Fees:** Proposition 13 put a limit on property taxes and thereby limited the main source of funding for new school facilities. California law allows school districts to impose fees on new developments to offset their impacts on area schools.

**Seismic:** Of, subject to, or caused by an earthquake.

**Sound Exposure Level (SEL):** the total noise energy produced from a single noise event. It is computed from measured dBA sound levels, and is the integration of all the acoustic energy contained within the event.

**Self Help Housing Sponsor:** An existing entity that is willing and able to assist in applying for and carrying out a grant under the Self Help Housing Program of the Farmers House Administration as provided in Section 1933.403(k), Title 7, Code of Federal Regulations (Department of Agriculture).

**Sensitive Habitats:** See definition in §10.3.4 BR-S4.

**Setback:** A minimum distance required by zoning to be maintained between two structures or between a structure and property lines.

**Shall.** "shall" indicates an unequivocal commitment.

**Short Term:** Ten years or less.

**Should.** "Should" is advisory, in that it, like "may" is not mandatory, but "should" indicates a policy preference of the County.

**Slope Instability:** Areas where soil and geologic conditions are such that earth movement is eminent to varying degrees of magnitude and frequency.

**Small Hydroelectric System:** Small scale electrical generating systems using run of the river type diversions and existing impoundments.

**SMARA:** See "Surface Mining and Reclamation Act of 1975".

**Soil Vegetation Map:** Prepared by the California State Cooperative Soil Vegetation Survey, which classifies soil and vegetation types.

**Solis Waste Facility:** A facility that includes non-deposal facilities such as transfer stations and container sites, and disposal facilities such as land fills, incinerators, or wood waste disposal sites.

**Special Assessment.** A charge imposed on a particular real property parcel for a public improvement or service of benefit to that parcel, where the parcel receives direct

benefit over and above that received by the general public (see Article XIII D of the California Constitution).

**Special Communities and Neighborhoods:** include the following:

1. areas characterized by a particular cultural, historical or architectural heritage that is distinctive in the coastal zone;
2. areas presently recognized as important visitor destination centers on the coastline;
3. areas with limited automobile traffic that provide opportunities for pedestrian and bicycle access for visitors to the coast;
4. areas that add to the visual attractiveness of the coast.

**Special District:** A local governmental agency formed pursuant to general law of the state or special act (for a list of special districts subject to LAFCo authority see California Government Code Section 56436), such as a community services district or fire protection district, that delivers specific public services within defined boundaries. The Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (the state law that governs the activities of LAFCO) more narrowly defines a special district and excludes school related districts, financing districts and numerous other districts.

**Special Tax:** A tax, the proceeds of which are dedicated to a specific purpose. Because it is a tax, not a fee or assessment, the amount of the special tax is not limited to the relative benefit it provides to taxpayers. Special taxes cannot be imposed on an ad valorem (property value) basis (see Article XIII C of the California Constitution).

**Special Treatment Area Standards:** Those criteria and requirements found in Title 14, Chapter 4 of the California Code of Regulations.

**Specific Plan:** A plan addressing land use distribution, open space availability, infrastructure, and infrastructure financing for a portion of the community. Specific plans put the provisions of the local general plan into action (see Government Code Sections 65450 et seq.).

**Sphere of Influence:** A Sphere of Influence is a plan for the probable physical boundaries and service area of a local agency, as determined by the Local Agency Formation Commission (see California Government Code Section 56076).

**Spillways:** An alteration of a dike or levee above the level of mean higher high water for the purpose of drainage of flood waters.

**Sprawl:** A form of development that makes large amounts of land available for low density development, encouraging automobile use, and discouraging other forms of travel, such as walking or biking.

**Special Permit:** A type of discretionary permit issued by either the Planning Director or Planning Commission for any of the numerous uses or developments indicated within the Humboldt County Zoning Ordinance as requiring such a permit. Findings to allow the granting of a Special Permit involve an affirmative determination on the project's conformance with the general plan, consistency with zoning regulations, satisfying all related development standards, and that the proposed use and improvements may be

operated or maintained in such a manner as to not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.

**Special Treatment Area Standards:** Those criteria and requirements found in Title 14, Chapter 4 of the California Code of Regulations, regarding the harvesting of timber in designated environmentally sensitive habitat areas. As intended in this Plan, only those performance standards for the protection of Streamside Management Areas associated with non-commercial, personal-use firewood cutting apply (i.e., retention of snags and live trees with visible evidence of nesting by eagles, osprey, herons, egrets or any endangered species, as identified by the Department of Fish and Wildlife; minimized ground disturbance and erosion; avoidance of watercourse siltation and sedimentation). Standards regarding timber re-stocking, silvicultural practices, ground preparation, slash treatment, pre-harvest inspection and monitoring by a registered professional forester do not apply.

**Standards:** A specific, often quantified, guideline defining the relationship between two or more variables. Standards can often translate directly into regulatory controls.

**State Small Water System:** A State Small Water System is a system for the provision of piped water to the public for human consumption that serves at least five, but not more than 14, service connections and does not regularly serve drinking water to more than an average of 25 individuals daily for more than 60 days out of the year. State small water systems are regulated by the Humboldt County Department of Health Services, Environmental Health.

**State Subdivision Map Act:** Enabling legislation establishing statewide uniformity in local subdivision procedures, generally leaving the standards for regulating the design and improvement of subdivisions to local government.

**Stationary Sources – Air Quality:** Non-mobile sources such as power plants, refineries, and manufacturing facilities that emit air pollutants (compare with Mobile Sources).

**Storie Index:** A system for rating soils according to its quality based on four soil factors including: soil profile, soil texture, slope, and a set of soil limitations.

**Streamside Management Area:** An area containing lands within and adjacent to a perennial stream, creek, river or other waterway for protecting sensitive fish and wildlife habitats and minimizing erosion, runoff and interference with surface water flows.

**Stream Channel:** The area of a stream between its stream transition lines.

**Stream Transition Line:** That line closest to a stream where riparian vegetation is permanently established.

**Streetscape:** View of the street

**Structure:** includes, but is not limited to, any building, road, pipe, flume, conduit, siphon, aqueduct, telephone line, and electrical power transmission and distribution line. (Public Resources Code Section 30106).

**Substantial Adverse Change:** Demolition, destruction, relocation, or alteration such that the significance of the resource or its immediate surroundings would be impaired.

**Surface Mining and Reclamation Act of 1975 (SMARA):** Requires the State Mining and Geology Board to adopt State Policy for the reclamation of mined lands, mandates local governments to require reclamation plans for surface mining operations.

**Sustainable Yield:** Is defined as the amount of water (or other resource) that can be used over the long term without exceeding the replenishment rates over time or causing long term declines in the resources.

**Tentative Map:** The map or drawing illustrating a subdivision proposal. The city or county will approve or deny the proposed subdivision based upon the design depicted by the tentative map. A subdivision is not complete until the conditions of approval imposed upon the tentative map have been satisfied and a final map has been certified by the city or county and recorded with the county recorder.

**Terrace Mining:** The excavation of pits on the adjacent floodplain or river terraces for purposes of gravel extraction.

**Timber Harvest:** See "Forest Operations"

**Timberland:** Land, other than land owned by the federal or state government and land designated by the Board of Forestry and Fire Protection as experimental forest land, which is available for, and capable of, growing a crop of trees of a commercial species used to produce lumber and other forest products, including Christmas trees. Commercial species shall be determined by the ~~board~~ Board of Forestry and Fire Protection on a district basis (Public Resources Code Section 4526).

**Timberland Conversion Permit:** A permit issued by the Director or the Board of Forestry and Fire Protection, approving the application for timberland conversion and authorizing a conversion of timberland to use or uses other than the growing of timber.

**Timber Management:** The cutting and/or removal of timber, other solid forest wood products, or other vegetation from timberlands for the purpose of improving the productivity of commercial species on the site together with all of the work incidental to this activity, such as construction and maintenance of roads, fuel breaks, fire breaks, stream crossings, and fire hazard abatement. Timber management activities include, but are not limited to: pre-commercial thinning, removal of non-preferred species (release), pruning, site preparation, protection practices, and incidental follow-up treatments. Pruning, protection practices, and incidental follow up treatments do not constitute development as defined by the 1976 Coastal Act. (See definition of "Development").

**Timber Products Processing:** Commercial processing of raw wood and wood products, including but not limited to sawmills, lumber mills and plywood mills.

**Timber Site Classes:** The classification of productive potential of timberland into one of five classes by Board of Forestry and Fire Protection regulation, consistent with normally accepted forestry practices. Site I shall denote sites of highest productivity, site II and site III shall denote sites of intermediate productivity potential, and site IV and site V shall denote sites of lowest productivity potential (Public Resources Code Section 4528(d)).

**Timber Production Zone (TPZ):** An area which has been zoned pursuant to Section 51112 or 51113 and is devoted to and used for growing and harvesting timber, or for growing and harvesting timber and compatible uses, as defined in subdivision (h) of Section 51104 of the California Government Code.

**TMDLs:** See "Total Maximum Daily Load"

**Top of Bank:** The land that confines or otherwise defines the outermost boundary of a lake or stream, when its waters rise to the highest level of confinement.

**Topsoil:** The uppermost portion of the soil profile, known as the "A horizon", characterized by a high concentration of humus and suitable for the rooting of plants and providing habitat for soil organisms. Topsoil varies in depth, but terminates at the "B horizon", where the presence of sand, silt, clay, gravel, and altered parent materials having a lack of organic material are encountered.

**Total Maximum Daily Load (TMDL):** A TMDL is a pollution budget for a specific waterbody (river, stream, lake, etc) that identifies the maximum amount of a pollutant (sum of allowable pollutant loads from point and nonpoint sources) that can be released without causing the waterbody to become impaired. A TMDL also must include a margin of safety to allow for any uncertainties in the scientific methods used to derive the TMDL (water quality modeling assumptions, etc.)

**Tract Map:** See "Final Map Subdivision".

**Traditional Recreation:** Those recreational pursuits historically established, commonly recognized and familiar to the general public. Examples of traditional recreation include softball, baseball, basketball, hockey, and soccer. Many traditional recreational activities can be considered active recreation.

**Traffic Calming:** A comprehensive traffic planning approach that seeks to maximize mobility while reducing the undesirable effects of that mobility. Traffic calming measures strive to develop a "streetscape" that serves the needs of all modes of transportation – pedestrians, bicyclists, and motorists – while incorporating traffic control devices, landscaping, and other techniques to integrate the street with uses on adjacent properties.

**Trail:** A surfaced pedestrian walkway, bicycle path, semi-improved recreational trail for walkers, bicyclists, and equestrians, an unimproved rural trail for hikers, mountain biking, and horse-riding.

**Transitional Agricultural land:** A wetland which has been altered for production of crops, including pasture, hay, or other forage, but where hydrophytes typical of non-farmed wetlands will predominate if farming is discontinued. In Humboldt County, these areas are typically diked former tidelands or clearly defined non-tidal sloughs used for hay or pasture.

**Trespass to Land.** Wrongful entry on another's real property.

**Urban Development/Expansion Area:** "Urban development area" refers to land generally developed to a density of one or more dwelling units per acre where adequate public

water and/or sewer services are provided. The urban development area constitutes an identifiable community that is substantially more developed than surrounding lands. "Urban expansion area" means land outside the urban development boundary that is expected to receive public water and/or sewer services when further development in the urban development area is not "possible or economically feasible." The urban expansion area contains an adequate supply of land as determined in the community planning areas.

**Urban Service Area:** Urban Service Area means areas within Urban Development Areas currently served with public water and sewer. For sewer service purposes, this area also includes all parcels adjacent to the Urban Services Area that can be served with a service line extension no longer than 300 feet from an existing public sewer system lateral or main line located within the Urban Service Area.

**Usable Parcel:** A parcel that can be developed for the principle use permitted under its land use designation and other policies of the applicable area plan.

**USDA CLASS I & II SOILS:** An interpretive soils classification for agricultural purposes which use soil and climatic data to place delineated lands into groups requiring similar management practices. Class I soils have virtually no limitations that restrict their use; Class II have some limitations that reduce the choice of crops or require moderate conservation practices.

**Variance:** A discretionary permit issued by the Planning Commission or Board of Supervisors to construct a structure or carry on an activity not otherwise permitted under zoning regulations. The statutory justification for a variance is that the owner would otherwise suffer unique hardships under the general zoning regulations because their particular parcel is different from others to which the regulation applies due to size, shape, topography or location. Variance may not be granted to authorize a land use or activity that is not otherwise authorized by the zoning regulations.

**Vehicle Miles Traveled (VMT):** The miles traveled by motor vehicles over a specified length of time (e.g., daily, monthly, or yearly) or over a specified road or transportation corridor.

**Viable:** Capable of working, functioning, or developing adequately.

**Visitor Serving Facilities:** means public and private developments that provide accommodations, food and services, including hotels, motels, campgrounds, restaurants, and commercial recreation developments such as shopping, eating and amusement areas for tourists.

**Volume to Capacity Ratio (V/C Ratio):** A measure of the volume of traffic on a road and its capacity to move traffic efficiently.

**Watershed:** Drainage area of a river, stream, lake or groundwater recharge area.

**Water Table:** The upper surface of an aquifer (zone of saturation).

**Water User:** A person or entity whose diversion, appropriation, extraction, acquisition, storage usage of water meets all applicable legal requirements.

**Water Service Areas:** Water Service Areas are areas where sewer service is not expected but community water service is available or expected to be available.

**Wetland(s):** See definition in §10.3.4 BR-S11

**Wetland(s) Buffer:** An area adjoining a wetland where development constraints have been applied to reduce adverse effects to the wetland from adjacent development and human activities. The width and extent of wetland buffers may vary depending upon the environmental significance or sensitivity of the wetlands, or the amount or degree of adjacent development and activity.

**Wetland Combining Zone (-WR):** An overlay zone used in conjunction with an area's principal zoning to designate the area subject to wetland protection polices and or the creation of wetland(s) buffers.

**Wetland Restoration:** Those activities undertaken within a wetland or wetland(s) buffers to reconstruct and revitalize an area that has been filled or otherwise degraded. Wetland restoration includes the extractive grading of overburden down to or near the water table, supplementing water in-flow, replanting of plants suited for permanent or periodic inundation or anaerobic soils, and other measures to establish fish and wildlife habitat.

**Williamson Act:** California Land Conservation Act of 1965 (Gov. Code Sec. 51201). Combines preferential taxation and restrictive agreement in a program through which cities and counties can offer tax incentives to qualifying landowners based on use value assessments.

**Working Lands:** Resource production lands, that is, timber and agricultural lands being used to produce timber and agricultural products.

**Xerophytic Plant:** Any plant growing in a habitat in which an appreciable portion of the rooting medium dries to the wilting coefficient at frequent intervals (i.e., plants typically found in very dry habitats).

**Z'Berg-Nejedly Forest Practice Act:** That portion of California state law (Division 4, Chapter 8, Public Resources Code) which establishes regulations for the growth, harvesting, management, and restocking of timberlands.

**Zone:** A discrete delineated area in which land use activities are subject to affirmative, conditional, or prohibitive regulations and prescriptions in the interest of promoting and protecting human health, safety, and welfare.

**Zoning:**

1. (verb) The division of a community into districts and the prescription of allowable uses and development standards for each;
2. (noun) Local codes regulating the use and development of property. The zoning ordinance divides the city or county into land use districts or "zones", represented on zoning maps, and specifies the allowable uses within each of those zones. It establishes development standards for each zone, such as minimum lot size, maximum height of structures, building setbacks, and yard size.

**Zoning Administrator:** A planning department staff member or other individual who serves as a hearing officer responsible for hearing minor zoning permits. Typically the zoning administrator considers variances and conditional use permits and may interpret the provisions of the zoning ordinance when questions arise. His/her decision may be appealed to the local planning commission and/or legislative body.

**Zoning Consistency:** The state in which the location, design, improvements, and effects of a development project proposal have been determined to be in harmony with established standards for the zone in which it is located.

**Zoning Reclassification:** A local legislative action to change the zoning district classification of an area from its existing classification to another. Such an action must be consistent with the general plan.



**Glossary Use Types:**

*This glossary of use types is excerpted from the Humboldt County Zoning Regulations to provide a complete listing of the Allowable Use Types used in the Land Use Classification Tables found in Chapter 4 – Land Use Element.*

## 313-170      AGRICULTURAL USE TYPES

Agricultural use types include the on site production of plant and animal products by agricultural methods. The following are agricultural use types:

- 170.1      **Agriculture-Related Recreational.** The Agriculture-Related Recreation Use Type includes recreational facilities developed in conjunction with agriculture, including hunting and duck camps, skiing and dude ranches, but not including such recreational activities as golf courses which require non-agricultural development.
- 170.2      **Feed Lot/Slaughter House.** The Feed Lot/Slaughter House Use Type includes large on-site yard(s) with pens or stables and other structures, other than those which are a part of a typical livestock ranch, where cattle, sheep, and similar animals are kept for finishing, shipment or slaughter.
- 170.3      **General Agriculture.** The General Agriculture Use Type includes cultivation of food and fiber such as field and tree crops, dairying, pasturage, tree farming, horticulture, floriculture, viticulture, apiaries, and animal and poultry husbandry, but not including feed lots, stock yards, slaughter houses, hog farms, fur farms, turkey farms, frog farms, fertilizer works or plants for the reduction of animal matter.
- 170.4      **Hog Farming.** The Hog Farming Use Type refers to any premises used solely or primarily for the raising or keeping of three (3) or more hogs, when raised, fed or fattened for the purposes of sale and consumption by other than the owner or resident of the site.
- 170.5      **Intensive Agriculture.** Any premises used solely or primarily for the raising or keeping of animals such as furbearers, frogs, or turkeys, when raised, fed or fattened for the purpose of sale and/or consumption by other than the owner of the site.
- 170.6      **Stables and Kennels.** The Stables and Kennels Use Type refers to raising and keeping of dogs or horses (or similar hoofed animals) for hire or animals boarded and fed for compensation. (See "Stable" and "Kennel" in Section C: "Index of Definitions of Language and Legal Terms.")

## 313-171 CIVIC USE TYPES

Civic Use Types include the performance of utility, educational, recreational, cultural, medical, Protective, governmental, and similar uses of importance to the public. The following are Civic Use Types:

- 171.1 **Administrative.** The Administrative Use Type includes the uses performed by public, public non-profit, parochial, and public utility administrative offices.
- 171.2 **Community Assembly.** The Community Assembly Use Type includes the activities typically performed by, or at, the following institutions or installations:
- 171.2.1 Churches, temples, synagogues, and other places of worship;
- 171.2.2 Public parochial, and private non-profit clubs, lodges, meeting halls, and recreation centers;
- 171.2.3 Public swimming pools.
- 171.3 **Cultural, Non-Assembly.** The Non-Assembly Cultural Use Type includes the activities typically performed by the following institutions:
- 171.3.1 Public, parochial, and private non-profit museums and art galleries and similar organizations;
- 171.3.2 Public, parochial, and private non-profit libraries and observatories and similar institutions.
- 171.4 **Electrical Distribution Lines, Major.**
- 171.4.1 This use type includes electrical utility wires, 60 kilovolt or larger, either above ground or underground, including supporting towers, poles and appurtenances, which are used for distributing, conveying or transmitting electrical energy.
- 171.4.2 This use type does not include the installation, testing, and placement in service or the replacement of any necessary utility connection between an existing service facility and any development approved pursuant to this ordinance.
- 171.5 **Essential Services.** The Essential Services Use Type includes uses which are necessary to support principal development. Typical Essential Services uses include:
- 171.5.1 Fire and police stations;
- 171.5.2 Ambulance services;
- 171.5.3 Post offices, excluding major processing centers;
- 171.5.4 Dumpster sites, solid waste transfer stations, and road maintenance yards;
- 171.5.5 Community wells, water storage tanks, and associated water treatment facilities.
- 171.5.6 Public, parochial and private day-care centers, family day care centers, nursery schools, elementary, junior high, and high schools. (Amended by Ord. 1842, Sec. 18, 8/16/88)

171.5.7 Public and parochial parks, playgrounds and playing fields.

171.6           **Extensive Impact Civic Use.** The Extensive Impact Civic Use Type includes the uses typically performed by, or the maintenance and operation of, the following institutions and installations:

171.6.1 Airports, heliports, and helistops;

171.6.2 Railroad stations;

171.6.3 Bus Depots;

171.6.4 Publicly operated parking garages;

171.6.5 Water and wastewater treatment plants;

171.6.6 Cemeteries, mausoleums, crematoriums and columbariums;

171.6.7 Sites for storage, repair and processing of materials and equipment and vehicles operated by governmental entities;

171.6.8 Military installations;

171.6.9 Electrical power plants operated by a government entity or public utility;

171.6.10 Gas and oil storage facilities for power plants operated by a government entity or public utility.

171.7           **Generation and Distribution Facilities, Minor.**

171.7.1 The Minor Generation and Distribution Facilities Use Type includes wind generators and accessory structures; small hydroelectric generators (less than 5 megawatt) and accessory structures and utility lines; and communication transmission facilities, including radio and television transmission antennae, communication equipment installations and exchanges, and substations.

171.7.2 The Minor Generation and Distribution Facilities Use Type does not include broadcasting and offices or sites for the storage or processing of materials or equipment.

171.8           **Health Care Services.**

171.8.1 The Health Care Services Use Type includes the uses typically performed by the following institutions:

171.8.1.1 Health and medical clinics;

171.8.1.2 Hospitals;

171.8.1.3 Nursing homes, convalescent hospitals, rest homes, and homes for the aged with seven or more patients, or with mental, drug addict, or alcohol addict cases;

171.8.1.4 Medical centers for observation or rehabilitation, with full-time supervision or care.

171.8.2 This use type does not include Community Care Facilities, which are a residential use (See, Community Care Facilities.)

171.9 **Oil and Gas Pipelines.**

171.9.1 The Oil and Gas Pipelines Use Type includes any gas pipeline, carrying 60 PSI pressure or above, distribution line, above or below ground, used to transport, convey, or distribute oil, petroleum, petroleum products, natural gas, or other flammable or hazardous substances.

171.9.2 This use type does not include the installation, testing, and placement in service or the replacement of any necessary utility connection between an existing service facility and any development approved pursuant to this ordinance.

171.10. **Public Recreation and Open Space.** The Public Recreation and Open Space Use Type refers to a publicly-owned and maintained parkland and low intensity uses attendant thereto, such as tent camps and picnic areas and food service and other concessions.

171.11 **Solid Waste Disposal.**

171.11.1 The Solid Waste Disposal Use Type includes:

171.11.1.1 The disposal of all putrescible and non-putrescible solid and semi-solid wastes, such as refuse, garbage, rubbish, paper, ashes, industrial wastes, demolition and construction wastes, abandoned vehicles and parts thereof, discarded home and industrial appliances, manure, vegetable or animal solid and semi-solid wastes, and other discarded solid and semi-solid wastes; and

171.11.1.2 Liquid wastes disposed of in conjunction with solid wastes at solid waste transfer stations, processing facilities or disposal sites.

171.11.2 The Solid Waste Disposal Use Type excludes:

171.11.2.1 Sewage collected and treated in a sewerage system; or

171.11.2.2 Materials or substances having commercial value that have been salvaged for reuse, recycling or resale.

171.12 **Utilities, Minor.** The Minor Utilities Use Type includes the erection, construction, alteration or maintenance of private wells and on-site sewage disposal system, gas, electric and water.

313-172 **COMMERCIAL USE TYPES**

Commercial Uses include the distribution and sale or rental of goods; the provision of services other than those classified as Civic Uses; and the

administrative and research operations of private, profit-oriented firms. The following are Commercial Use Types:

- 172.1           **Automotive Sales, Service and Repair.** The Automotive Sales, Service and Repair Use Type includes the sales from the premises of motor vehicles, accessory parts and supplies, and the provision of services generally required in the operation and maintenance of motor vehicles; the major repair or painting of motor vehicles, including body work and installation of major accessories, as well as the washing and polishing of motor vehicles. Auto sales from the premises are also included.
- 172.2           **Bed and Breakfast Establishment.**
- 172.2.1 The Bed and Breakfast Establishment Use Type refers to a residential structure with one family in permanent residence where a maximum of four (4) bedrooms without individual cooking facilities are rented for overnight lodging, and where at least one meal daily is provided.
- 172.2.2 This use type does not include "hotels and motels" which are included in the Transient Habitation Use Type; nor does this use type include rooming and boarding houses which are included under the Group Residential Use Type.
- 172.3           **Coastal-Dependent Commercial Recreation.** The Coastal-Dependent Recreation Use Type includes visitor serving recreational facilities which require channel access, such as marinas serving other than solely commercial vessels, fishing piers, boat launching facilities, bait shops, and marine hardware.
- 172.4.          **Commercial Recreation.** The Commercial Recreation Use Type refers to facilities serving recreational needs but operated for private profit, including, for example, riding stables, chartered fishing boats, tourist attractions and amusement or marine parks, including special occupancy parks and tent camps.
- 172.5           **Heavy Commercial.** The Heavy Commercial Use Type includes activities such as transfer, storage or processing of used, scrap or waste materials, including automobile wrecking, the sales, storage of building materials, construction and agricultural equipment, kennels, and animal hospitals.
- 172.6.          **Incidental Camping Area.** "Incidental Camping Area" as used in this ordinance has the same meaning as stated in Sec. 18208 of the California Health and Safety Code (Incidental camping area), which is any area or tract of land where camping is incidental to the primary use of the land for agriculture, timber management, or water or power development purposes, and where two (2) or more campsites used for camping are rented or leased or held out for rent or lease. The density of usage shall not exceed twenty-five (25) camping parties within a radius of 265 feet from ancampsite within the incidental camping area. (Added by Ord. 2167, Sec. 12, 4/7/98)
- 172.7           **Neighborhood Commercial.** The Neighborhood Commercial Use Type includes retail sales and services which provide convenient facilities to residential areas, such as coin operated laundries, food markets, variety stores, and automobile gas or filling stations.
- 172.8           **Office and Professional Services.** The Office and Professional Services Use Type includes administrative activities of private, profit-oriented administrative firms; radio and television broadcasting stations and offices; medical, dental and related services; professional, consultative, and financial services.

172.9           **Private Institution.**

172.9.1 The Private Institution Use Type includes sanitariums, rest homes and convalescent homes providing for the rooming or boarding of any aged or convalescent person, whether ambulatory or nonambulatory, for which a license has been acquired from county, state or federal agencies.

172.9.2 This use type does not include accessory residential uses.

172.10           **Private Recreation.** The Private Recreation Use Type includes clubs or recreation facilities operated by a nonprofit organization and open only to members of such nonprofit organizations and their guests.

172.11.           **Recreational Vehicle Parks.** "Recreational Vehicle Park" as used in this ordinance has the same meaning as stated in Sec. 18215 of the California Health and Safety Code (Recreational Vehicle Park), which is any area or tract of land, or a separate designated section within a manufactured home park where one or more lots are rented or leased or held out for rent, or lease to owners or users of recreational vehicles or tents and which are occupied for temporary purposes subject to the Special Occupancy Park Regulations in this Chapter (Section 313-113.1).

172.12           **Retail Sales.** The Retail Sales Use Type includes the rental or sale, from the premises, of various consumer goods including food, household goods, business supplies, small equipment, agricultural supplies, and parts and accessories, and incidental storage activities.

172.13           **Retail Service.** The Retail Service Use Type includes the provision of services other than those classified as Civic Uses, including personal service, business service, eating and drinking establishments, automobile gas or filling station, minor automotive repair, group assembly for entertainment or athletic events, animal care and treatment, and undertaking services.

172.15.           **Temporary Recreational Vehicle Park.** "Temporary Recreational Vehicle Park" as used in this ordinance has the same meaning as stated in Section 18217 of the California Health and Safety Code (Temporary Recreational Vehicle Park), which is any area or tract of land or a separate designated section within a manufactured home park where one or more lots are rented or leased, or held out for rent or lease to owners or users of recreational vehicles, and which is established for one occupancy not to exceed eleven (11) consecutive days, and is then removed.

172.16.           **Tent Camp.** "Tent Camp" as used in this ordinance has the same meaning as stated in Title 25, California Code of Regulations, Section 2208 (Definitions - Tent Camp). "Tent Camps" are any area or tract of land where one or more lots are rented or leased or held out for rent or for the exclusive use of camping parties.

172.17.           **Transient Habitation.** The Transient Habitation Use Type includes motels, hotels, resorts and other facilities other than special occupancy parks providing lodging services to guests on a less-than-weekly basis.

172.18.           **Visitor Serving Facilities.** The Visitor Serving Facilities Use Type includes public and private developments that provide accommodations, food and services for tourists, including, for example, hotels, motels, tent camps, restaurants, vacation home rentals, and

commercial-recreation developments such as art galleries, antique shops, curio shops, eating and amusement areas.

172.19        **Warehousing, Storage and Distribution.** The Warehousing, Storage and Distribution Use Type refers to establishments or places of business primarily engaged in enclosed or open-air wholesaling, storage, distribution and handling of materials and equipment other than live animals and plants.

### 313-173        COMMERCIAL TIMBER USE TYPES

The Commercial Timber Use Type includes the on-site production of commercial timber products. The following are Commercial Timber Use Types:

173.1        **Timber Production.** The Timber Production Use Type refers to the growing, management, and harvesting of trees of any commercial species used to produce timber and other forest products including Christmas trees, and may include any use which is integrally related to the growing, harvesting and processing of forest products, including but not limited to roads, log landings, and log storage areas, portable chippers and portable sawmills. (See also, definitions for "Timber Harvest" and "Timber Management.")

173.2        **Timber-Related Recreation.**

173.1.1 The Timber-Related Recreation Use Type includes recreational facilities developed in conjunction with timber production, including hunting and duck camps, skiing, and dude ranches.

173.1.2 The Timber-Related Recreation Use Type does not include such recreational activities as golf courses which require non-timber related development.

### 313-174        EXTRACTIVE USE TYPES

Extractive Use Types include the on-site production of mineral products by extractive methods. The following are Extractive Use Types:

174.1        **Metallic Mineral Extraction.** The Metallic Mineral Extraction Use Type refers to the surface or subsurface extraction of metallic minerals such as gold, copper, chromium, and zinc, and not including stationary on-site processing facilities of any type; subject to Surface Mining and Reclamation Regulations in this Chapter (see Section 313-61.2).

174.2        **Oil and Gas Drilling and Processing.** The Oil and Gas Drilling and Processing Use Type refers to the operation and maintenance of oil and gas drilling including essential on-site processing, subject to the Oil and Gas Drilling and Processing Regulations in this Chapter (see Section 313-57.1).

174.3        **Surface Mining - 1.** The Surface Mining - 1 Use Type refers to surface extraction of nonmetallic minerals, such as sand, gravel and rock, and including fixed on-site processing facilities such as stationary crushers, separators, kilns, and transfer stations; or similar fixed facilities subject to the Surface Mining and Reclamation Regulations in this Chapter (see Section 313-61.2).

174.4        **Surface Mining - 2.** The Surface Mining - 2 Use Type refers to surface extraction of nonmetallic minerals such as sand and gravel, but not including stationary on-site

processing facilities of any type, subject to the Surface Mining and Reclamation Regulations in this Chapter (see Section 313-61.2).



174.5           **Surface Mining - 3.** The Surface Mining - 3 Use Type refers to surface extraction on nonmetallic minerals such as sand and gravel, confined only to rivers and areas of wind-blown sands, and not including stationary on-site processing facilities of any type; subject to the Surface Mining and Reclamation Regulations in this Chapter (see Section 313-61.2).

313-175           INDUSTRIAL USE TYPES

Industrial and Manufacturing Uses include the on-site production of goods by methods not agricultural or extractive in nature. The following are Industrial Use Types:

175.1           **Aquaculture.** The Aquaculture Use Type refers to aquaculture operations, including but not limited to oyster and mussel culturing, crab holding facilities and including support facilities such as earthen impoundments, steel or concrete holding tanks and raceways.

175.2           **Coastal-Dependent.** The Coastal-Dependent Use Type includes any coastal-dependent industrial use which requires a maintained navigable channel to function, including, for example: public docks, water-borne carrier import and export operations, ship building and boat repair, commercial fishing facilities, including berthing and fish receiving, and fish processing when product is for human consumption (fish waste processing and fish processing of products for other than human consumption are permitted under the Coastal-Related Use Type), marine oil terminals, Outer Continental Shelf (OCS) service or supply bases, ocean intake, outfall or discharge pipelines and pipelines serving offshore facilities, aquaculture and aquaculture support facilities.

175.3           **Coastal-Related.** The Coastal-Related Use Type includes coastal-related industrial uses, including but not limited to fish waste processing and fish processing of products for other than human consumption, gas or oil processing and treatment facilities, electrical generating facilities or other facilities which require an ocean intake, outfall, or pipeline. Within the MC Zone, this use type includes alterations, improvements, and relocations of existing general industrial uses.

175.4           **Cottage Industry.** The Cottage Industry Use Type refers to establishments primarily engaged in the on-site production of goods by hand manufacturing which involves only the use of hand tools or domestic mechanical equipment or a single kiln, and the incidental direct sale to consumers of only those goods produced on-site. Typical uses include ceramic studios, custom jewelry or small furniture and cabinet manufacturers.

175.5           **Hazardous Industrial.** The Hazardous Industrial Use Type includes any industrial activity which involves the handling of toxic, highly flammable, explosive or radioactive materials in such quantities that would, if released or ignited, constitute a significant risk to adjacent human populations or development.

175.6           **Heavy Industrial.** The Heavy Industrial Use Type refers to industrial plants engaged in manufacturing, compounding, processing, assembling, packaging, treatment or fabrication of materials and products, wrecking and salvage yards, petroleum refining, animal and fish products processing, electrical generation and

distribution, and pulp mills, but excludes activities included within the Hazardous Industrial Use Type.

175.7           **Research/Light Industrial.** The Research/Light Industrial Use Type includes non-  
nuisance, industrial, low-impact manufacturing, and development activities which  
do not create objectionable levels of noise, vibration, air pollution, odor, humidity,  
heat, cold or glare on nearby residential or commercial uses, such as the  
manufacture of electrical and electronic equipment, industrial and scientific  
research, medical testing and analysis and product testing, carpentry and  
cabinetmaking shops, clothing manufacture, contractor's yards, dry cleaning and  
laundry plants, lumber yards, metal-working shops, wholesale outlet stores, painter's  
and decorators' yards, plumbing shops, printing and lithographing, and associated  
administrative offices.

175.8           **Timber Products Processing.** The Timber Products Processing Use Type refers to  
the commercial processing of raw wood and wood products, including saw mills,  
lumber mills and plywood mills, but not including pulp mills.

313-176           NATURAL RESOURCE USE TYPES

Natural Resource Use Types include the on-site structures and activities  
which are compatible with the protection and enhancement of sensitive  
coastal resources. The following are Natural Resource Use Types:

176.1           **Boating Facilities.** The Boating Facilities Use Type includes the maintenance,  
improvement, and minor alteration of existing boating facilities in estuaries, consistent  
with Public Resources Code Section 30233.

176.2           **Fish and Wildlife Habitat Management.** The Fish and Wildlife Habitat  
Management Use Type refers to the manipulation or maintenance of vegetation or  
streams, or construction of minor structures to yield desired results in terms of habitat  
suitable for designated wildlife or fishery species or groups of species.

176.3           **Coastal Public Access Facilities.** The Coastal Public Access Facilities Use Type  
includes the development of coastal access facilities consistent with the Coastal  
Access Development Requirements.

176.4           **Resource-Related Recreational.** The Resource-Related Recreational Use Type  
includes activities such as nature study, hunting and fishing, and includes the  
development of hunting blinds and similar minor facilities.

176.5           **Watershed Management.** The Watershed Management Use Type includes  
manipulation or maintenance of a total area or portion of an area draining into a  
given waterway or reservoir for purposes of wildlife or fishery enhancement, water  
quality or quantity enhancement, siltation and erosion control and for flood plain  
management.

176.6           **Wetland Restoration.** The Wetland Restoration Use Type includes manipulation  
or management of an area to create or enhance wetland resource values such as  
fish and wildlife habitat, siltation and erosion control, and flood storage.

313-177 RESIDENTIAL USE TYPES

Residential Use Types include the occupancy of dwelling units on a wholly or principally non-transient basis. Residential uses do not include institutional living arrangements involving the provision of a special kind of care or forced residence, such as in nursing homes, orphanages, asylum, and prisons, except as otherwise provided for various community care facilities.

- 177.1 **Caretaker's Residence.** The Caretaker's Residence Use Type refers to living quarters which are incidental to and under the same ownership as the principal use.
- 177.2 **Community Care Facility.** This term includes all the use types defined in State Law as Community Care Facilities (currently at Chapter 3 of the Health and Safety Code, commencing with Section 1500) and refers to any facility, place, or building which is maintained and operated to provide non-medical residential care, day care, or home finding agency services for children, adults, or children and adults, including but not limited to the physically handicapped, mentally impaired, incompetent persons and abused or neglected children. Community Care Facilities providing these services for six or fewer individuals shall be considered a residential use of the property for the purposes of zoning. (See also, "Family Day Care Homes" and "Family Day Care Centers.")
- 177.3 **Family Day Care Center.** Any facility which provides, to more than twelve persons, non-medical care, or personal services, supervision, or assistance essential for sustaining the activities of daily living or for the protection of the individual on a less than twenty-four hour basis. Such Day Care Centers are a residential use of property. A Use Permit shall be required for the establishment of such a center. (See also, "Community Care Facilities" and "Family Day Care Homes.")
- 177.4 **Family Day Care Home.** Any facility which provides, to twelve or fewer children (including children of the owner or operator of the facility who reside at the home), non-medical care, or personal services, supervision, or assistance essential for sustaining the activities of daily living or for the protection of the individual on a less than twenty-four hour basis. (See also, "Community Care Facility" and "Family Day Care Center.")
- 177.5 **Farm Employee Housing.** The Farm Employee Housing Use Type refers to the occupancy by four or fewer farm employees and their families of any living accommodations, without regard to duration, which occurs exclusively in association with the performance of agricultural labor. (See also, "Farm Employee" in Section C: Index of Definitions of Language and Legal Terms.)
- 177.6 **Group Residential.** The Group Residential Use Type refers to the residential occupancy, for compensation, by groups of persons or individuals by pre-arrangement for definite periods. Typical uses include occupancy of sorority houses, retirement homes, and boarding houses.
- 177.7 **Guest House.** The Guest House Use Type refers to living quarters within a detached accessory building for the sole use of persons employed on the premises or for temporary use by guests of the occupants of the premises, which living quarters

have no kitchen facilities and are not otherwise used as a separate dwelling.

- 177.8           **Labor Camp.** The Labor Camp Use Type refers to the occupancy of five or more farm or timber production employees and their families of any living quarters in association with the performance of agricultural or timber production labor. Labor camps shall be located on the premises where the work is performed and shall have a maximum continuous permitted duration of one year (1yr) from the effective date of the required Use Permit.
- 177.9.           **Manufactured Home Park Development.** The Manufactured Home Park Development Use Type refers to a tract of land where two or more manufactured home lots are rented or leased or held out for rent or lease to accommodate manufactured homes or recreational vehicles used for human habitation. The Home Park Development Use Type includes manufactured home development constructed according to the requirements of Part 2.1 (commencing with Section 18200) of Division 13 of the Health and Safety Code. (Reference: Section 65852.7, Government Code.)
- 177.10           **Multi Family Residential.** The Multi Family Residential Use Type includes the residential occupancy of a duplex, or multiple main building or buildings by individuals or families on a non-transient basis. The specific types of multi-family uses allowed on a lot are specified in the Zoning Designations contained in this Chapter 3, Section A: Regulations for Zoning Districts.
- 177.11           **Residence Incidental to Agriculture or Commercial Timber Production.** (See Agriculture or Commercial Zoning Designations, Principal Permitted Uses.)
- 177.12           **Second Agriculture or Commercial Timber Production Residence.** (See Agriculture or Commercial Zoning Designations, Principal Permitted Uses.)
- 177.13           **Second Residential Unit (Second/Secondary Dwelling Unit).** The Second Residential Unit Use Type refers to a fully equipped dwelling unit which is ancillary and subordinate to a principal dwelling unit located on the same lot for occupancy by individuals or a family. (See Section 313-87.1, Second Residential Unit for regulations governing second residential units.)
- 177.14           **Single Family Residential.** The Single Family Residential Use Type includes the residential occupancy of a single detached main building by one family on a non-transient basis, except for rental of single family dwellings as vacation homes, where the use would not be otherwise different than the uses allowed to be made of single family dwellings. (See also, Residential Use Types, Vacation Home Rental.)

**List of Acronyms and Abbreviations:**

AASHTO	American Assoc of State and Highway Transportation Officials
ALUCP	Airport Land Use Compatibility Plans
ATCM	Airborne Toxic Control Measures
BCF	Billion Cubic Feet
BLM	Bureau of Land Management
CAL FIRE	California Department of Forestry and Fire Protection
CAL-OSHA	California Occupational Health and Safety Administration
Caltrans	California Department of Transportation
CCI	Committee for Citizen Involvement
CC&Rs	Covenants, codes and restrictions
CDFW	California Department of Fish and Wildlife
CEDS	Comprehensive Economic Development Strategy
CEQA	California Environmental Quality Act
CHERT	County of Humboldt Extraction Review Team.
CIP	Capital Improvement Plan
CNEL	Community Noise Equivalent Level
COG	Council of Governments
CPA	Community Planning Area
CPUC	California Public Utilities Commission.
CSA	County Service Area
CSD	Community Service District
CWA	Clean Water Act
DEIR	Draft Environmental Impact Report
DSC	Design Standards Committee
EIR	Environmental Impact Report
EOC	Emergency Operations Center
FAA	Federal Aviation Agency
FAR	Floor to Area Ratio
FCC	Federal Communications Commission

**List of Acronyms and Abbreviations:**

FEMA	Federal Emergency Management Agency
5-C's Program	Five Counties Salmonid Conservation Program
FPD	Fire Protection District
FRAP	Fire and Resource Assessment Program
FRI	Forest Residential Interface
GEATM	Greater Eureka Area Travel Model
GHGs	Greenhouse Gases
GIS	Geographic Information System
HBMWD	Humboldt Bay Municipal Water District
HBPP	Humboldt Bay Power Plant
HCAOG	Humboldt County Association of Governments
HWMA	Humboldt Waste Management Authority
ISO	Insurance Services Office
IWMP	Integrated Waste Management Plan
JPA	joint powers authority
JTMP	Joint Timber Management Plan
K/T Net	Klamath/Trinity Non Emergency Transportation
LAFCo	Local Agency Formation Commissions
LCP	Local Coastal Plan
LEED	Leadership in Energy and Environmental Design
Ldn	Day-Night Average Sound Level
Lmax	Maximum Noise Level
LOP	Letter of permission issued by the U. S. Army Corps of Engineers to authorize gravel extraction.
LOS	Level of Service
MAC	Municipal Advisory Committee
MOA	Memorandum of Agreement
MOCI	Modified Overall Condition Index
MFPP	Master Fire Protection Plan
NCIRWMP	North Coast Integrated Regional Waste Management Plan
NCLIA	North Counties Logging Interpretive Association

**List of Acronyms and Abbreviations:**

	North Coast Railroad Authority
NCUAQMD	North Coast Unified Air Quality Management District
NEPA	National Environmental Policy Act
NIMS	National Incident Management System
NPDES	National Pollutant Discharge Elimination System
NTMP	Non-Industrial Timber Management Plan
NWP	Northwestern Pacific Railroad
OA	Operational Area
OCI	Overall Condition Index
OES	Office of Emergency Services
PEIR	Program environmental impact report
PG&E	Pacific Gas and Electric Company
PMS	Pavement Management System
PRD	Planned Rural Development
PUD	Planned Unit Development
RCAA	Redwood Community Action Agency
RCC	Rural Community Center
RCEA	Redwood Coast Energy Authority
RHNA	Regional Housing Needs Assessment
RID	Resort Improvement District
RTP	Regional Transportation Plan
SBC	Southwestern Bell Company
SEL	Sound Exposure Level
SEMS	Standardized Emergency Management System
SMA	Streamside Management Area(s)
SRA	State Responsibility Area(s)
SWMP	Solid Waste Management Plan
SWMP	Stormwater Management Program
SMARA	State surface mining and reclamation act of 1975.
TMDL	Total Maximum Daily Load

**List of Acronyms and Abbreviations:**

TPZ	Timber Production Zone
UBC	Uniform Building Code
USAs	Urban Study Areas
USFS	U.S. Forest Service
USGS	U.S. Geologic Survey
V/C Ration	Volume to Capacity Ratio
VMT	Vehicle Miles Traveled



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