



Glossary

A

Access: A way of approaching or entering a property, including ingress (the right to enter) and egress (the right to leave).

Accessory Dwelling Unit: A dwelling unit that is subordinate to and on the same lot or parcel of property as another single dwelling unit, and as governed by State Law.

Acreage, Gross: The total land area in acres within a defined boundary, including any area for rights-of-way, public streets, and dedications of land for public easements.

Acreage, Net: That portion of gross acreage exclusive of public streets and rights-of-way and dedications of land for public uses.

Active Transportation: Forms of transportation involving physical activity, such as walking and cycling.

Adaptive Use/Reuse: The process of converting a building to a use other than that for which it was originally designed and/or built.

Affordable Housing: Under State and Federal statutes, generally housing that costs no more than 30 percent of gross household income. Housing costs include rent or mortgage payments, utilities, taxes, insurance, homeowner association fees, and other related costs.

Air Pollutants: Amounts of foreign and/or natural substances occurring in the atmosphere that may result in adverse effects on humans, animals, vegetation, and/or materials.

Air Quality Standards: The prescribed (by the Environmental Protection Agency and the California Air Resources Board) level of pollutants in the outside air that cannot be exceeded legally during a specified time in a specified geographical area.

Alternate Fuel: Fuels such as methanol, ethanol, natural gas, and liquid gases that are cleaner burning and help to meet the Air Resources Board's mobile and stationary emission standards.

Ambient Noise Level: The level of noise that is all-encompassing within a given environment for which a single source cannot be determined. It is usually a composite of sounds from many and varied sources near to and far from the receiver.

Annexation: The incorporation of a land area into an existing city with a resulting change in the boundaries of that city.

Average Daily Trips (ADT): Average daily trips made by vehicles in a 24-hour period.

A-Weighted Decibel (dBA): A numerical method of rating human judgment of loudness. The A-weighted scale reduces the effects of low and high frequencies to simulate human hearing.

B

Bike Lane: A corridor expressly reserved by markings for bicycles existing on a street or roadway in addition to any lanes for use by motorized vehicles (Class II Bikeway).

Bike Path: A paved route distinct from a street or roadway and expressly reserved for bicycles. Bike paths may parallel roads but typically are separated from them (Class I Bikeway).

Bike Route: A bicycle facility shared with motorists and identified by signs or pavement marking symbols. A bike route does not have lane stripes (Class III Bikeway).

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

Buffer: Land and/or improvement designated to protect one type of land use from another where there could be compatibility issues. Where a commercial district or agricultural use abuts a residential district, for example, additional use, yard, or height restrictions may be imposed to protect residential properties. The term may also be used to describe any zone that separates two unlike zones such as a multiunit housing zone between single-unit housing and commercial uses.

Bulbout: A curb extension intended to slow the speed of traffic and increase driver awareness, particularly in residential neighborhoods. They also allow pedestrians and vehicle drivers to see each other when vehicles parked in a parking lane would otherwise block visibility.

C

California Building Code: A standard building code that sets minimum standards for construction. The California Building Code is outlined in Title 24 of the California Code of Regulations and includes the Uniform Plumbing Code, Uniform Mechanical Code, National Electric Code, California Fire Code, and the California Energy Code.

California Department of Housing and Community Development (HCD): The State department responsible for administering State-sponsored housing programs and for reviewing housing elements to determine compliance with State housing law.

California Environmental Quality Act (CEQA): A State law enacted in 1971 that requires governmental agencies at all levels to consider and publicly disclose the impact proposed projects have on the environment, including cultural resource impacts.

California Register of Historical Resources: A listing of archaeological and historic resources that meet the criteria for designation on the State register.

California Department of Transportation (Caltrans): California agency whose mission is to improve mobility across the State. It manages the State highway system and is actively involved with public transportation systems within the State.

Capital Improvement Program (CIP): A proposed timetable or schedule of future capital improvements (i.e., government acquisition of real property, major construction project, or acquisition of long lasting, expensive equipment) to be carried out during a specific period, together with cost estimates and the anticipated means of financing each project.

Census: An official enumeration of the population, with details as to age, sex, occupation, etc. conducted by the federal government.

Child Care: Care, control, supervision, or maintenance of a child provided for compensation by an individual, other than a parent, for fewer than 24 hours in a day.

City: City, with a capital "C," generally refers to the government or administration of the City of Atascadero. City, with a lower case "c," may mean any city or the general boundaries of Atascadero.

Climate Change: Climate change refers to any significant change in measures of climate (such as temperature, precipitation or wind) lasting for an extended period (decades or longer). Climate change may result from: 1) natural factors, such as changes in the sun's intensity or slow changes in the Earth's orbit around the sun, 2) natural processes within the climate system (e.g., changes in ocean circulation), or 3) human activities that change the atmosphere's composition

(e.g., through burning fossil fuels) and the land surface (e.g., deforestation, reforestation, urbanization and desertification)

Commercial Recreation Use: A privately owned or operated use providing facilities, typically for indoor recreation activities.

Community Noise Equivalent Level (CNEL): The noise metric adopted by the State of California for evaluating airport noise. It represents the average daytime noise level during a 24-hour day, adjusted to an equivalent level to account for the lower tolerance of people to noise during evening and nighttime periods relative to the daytime period.

Compatibility: The characteristics of different uses or activities that permit them to be located near each other in harmony and without conflict. The designation of permitted and conditionally permitted uses in zoning districts is intended to achieve compatibility within the district. Some elements affecting compatibility include: intensity of occupancy as measured by dwelling units per acre; pedestrian or vehicular traffic generated; volume of goods handled; and such environmental effects as noise, vibration, glare, air pollution, or the presence of hazardous materials. On the other hand, many aspects of compatibility are based on personal preference and are much harder to measure quantitatively, at least for regulatory purposes.

Complete Streets: A comprehensive approach to the practice and related policies of mobility planning. The complete street concept recognizes that transportation corridors have multiple users with different abilities and mode preferences (e.g., pedestrians, bicyclists, transit riders, and drivers) that need to be accounted for.

Composting: The controlled microbial decomposition of organic matter (such as food scraps and yard trimmings) in the presence of oxygen into a humus- or soil-like material.

Condominium: An estate in real property consisting of an undivided interest in common in a portion of a parcel in real property, together with a separate interest in airspace in a residential, industrial, or commercial building on such real property such as an apartment, office, or store.

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

Corridor: Major commercial or mix-use streets that connect centers and neighborhoods and have their own identity.

Coverage: The proportion of the area of the footprint of a building in relation to the area of the lot on which it stands.

D

Day-Night Average Sound Level (Ldn): 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.

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

Decibel (dB): A unit measuring the magnitude of a sound, equal to the logarithm of the ratio of the intensity of the sound to the intensity of an arbitrarily chosen standard sound, specifically a sound just barely audible to an unimpaired human ear. For environmental noise from aircraft and other transportation sources, an A-weighted sound level (abbreviated dBA) is normally used. The A-weighting scale adjusts the values of different sound frequencies to approximate the auditory sensitivity of the human ear.

Density: The number of dwelling units per unit of land. The City of Atascadero 2045 General Plan refers to density in terms of dwelling units per acre (du/ac).

Density Bonus: The allocation of development rights as required by State law that allows a parcel to be developed at a higher residential density than the maximum for which the parcel is designated in exchange for the provision of a certain percentage of those units as affordable.

Developer: An individual or business that prepares raw land for the construction of buildings or causes to be built physical building space for use primarily by others, and in which the preparation of the land or the creation of the building space is in itself a business and is not incidental to another business or activity.

Development: Development is generally defined as any human-caused change to improved or unimproved real estate that requires a permit or approval from the City.

Development Agreement: A contractual agreement between a developer and the City that clearly establishes the developer's responsibility to provide a certain type of development, streets, and sewer improvements, and any other mutually agreed to terms and responsibilities as a precondition for securing the right to develop.

Development Impact Fee: A fee or charge imposed on developers to pay for a jurisdiction's costs of providing infrastructure for new development.

Director: Otherwise known as Community Development Director. This staff position oversees the operations and staffing of the Community Development Department and assigned authority over certain determinations, decisions, and approvals as specified in the Municipal Code, General Plan, and other state and municipal policies.

Diversity: The variation among a particular group of things or people; for example, various social and cultural identities among people existing together.

Drought: An extended period of months or years when a region notes a deficiency in its water supply. Generally, this occurs when a region receives consistently below average precipitation.

Dwelling Unit: A structure or portion of a structure used exclusively for human habitation.

Dwelling Unit per Acre (du/ac): Number of dwelling units per one acre of land; denotes residential density.

E

Easement: A recorded right or interest in the land that belongs to someone else, and which entitles the holder to some use, privilege, or benefit out of or over said land.

Ecosystem: A naturally occurring assemblage of organisms (plant, animal, and other living organisms) living together with their environment, functioning as a loose unit; also referred to as a biotic community.

Emergency Shelter: A facility that provides temporary overnight shelter for persons with no permanent housing. Such facilities may offer services to meet basic needs such as food, clothing, and limited medical care.

Encourage: A less rigid directive to be honored in the absence of compelling or contravening considerations. Encourage communicates a clear commitment that permits flexibility if circumstances so dictate.

Endangered Species: A species of animal or plant is considered to be endangered when its prospects for survival and reproduction are in immediate jeopardy from one or more causes.

Energy Conservation: Reduction or elimination of unnecessary energy use and waste.

Entitlement: A permit granted to a landowner or other authorized party giving it the right to establish a land use or improve a property. Such right is usually expressed in terms of a use and intensity allowed under a development agreement, subdivision or tract map, use permit, variance, building permit, or other similar permit. For example, an entitlement may specify the maximum number of residential dwelling units permitted on a site or the maximum square footage of non-residential development permitted on a site.

Environmental Impact Report (EIR): A report required pursuant to the California Environmental Quality Act when environmental impacts are determined to be potentially significant. The report assesses all the environmental characteristics of an area, determines what effects or impacts will result if the area is altered or disturbed by a proposed action, and identifies alternatives or other measures to avoid or reduce those impacts.

Environmental Protection Agency (EPA): The United States agency charged with setting policy and guidelines and carrying out legal mandates for the protection of national interests in environmental resources.

Erosion: The loosening and transportation of rock and soil debris by wind, rain, or running water; or the gradual wearing away of the upper layers of the Earth.

F

Fair Market Rent (FMR): Freely set rental rates defined by HUD as the median gross rents charged for available standard units in a county or Standard Metropolitan Statistical Area (SMSA). Fair Market Rents are used for the Section 8 Rental Program and many other HUD programs and are published annually by HUD.

Fault: A fracture in the Earth's crust forming a boundary between rock masses that have shifted.

Fiber Optic Cable: High-speed data transmission medium that uses cables to transmit digital data.

Floodplain: A lowland or relatively flat area adjoining the banks of a river or stream which is subject to a one percent or greater chance of flooding in any given year (i.e., 100-year flood).

G

Gateway: A point along a roadway entering a city or county at which a visitor, resident, or local worker gains a sense of having left the previous environs and of having entered a new place.

Goal: The ultimate purpose of an effort stated in a way that is general in nature and immeasurable; a broad statement of intended direction and purpose.

Governance: The persons, boards, commissions, committees, councils, and/or departments who make up a body for the purpose of administering city government.

Grade: The vertical location of the ground surface.

Grading: Any excavating, filling of land, or combination thereof.

Greenhouse Gases: Gases in the Earth's atmosphere that produce the greenhouse effect. Changes in the concentration of certain greenhouse gases, due to human activity such as fossil fuel burning, increase the risk of global climate change. Greenhouse gases include carbon dioxide, methane, nitrous oxide, halogenated fluorocarbons, ozone, perfluorinated carbons, and hydro fluorocarbons.

Ground Failure: Mudslide, landslide, liquefaction, or the compaction of soils due to ground shaking from an earthquake.

Ground Shaking: Ground movement resulting from the transmission of seismic waves during an earthquake.

Groundwater: The supply of fresh water under the ground surface in an aquifer or soil that forms a natural reservoir.

Groundwater Recharge: The natural process of infiltration and percolation of rainwater from land areas or streams through permeable soils into water-holding rocks that provide underground storage (aquifers).

H

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

Hazardous Materials: An injurious substance, including pesticides, herbicides, toxic metals and chemicals, liquefied gases.

Historic: A historic building or site is one that is noteworthy for its significance in local, State, or national history or culture, its architecture or design, or its works of art, memorabilia, or artifacts.

Historic Context: A narrative description of the broad patterns of historical development in a community or its region that is represented by cultural resources. A historic context statement is organized by themes such as economic, residential, and commercial development.

Historic District: A district, geographical area, or neighborhood containing a collection of residential and/or commercial historical buildings which generally represents a significant aspect of the community's architectural and/or development history, and has been designated by the City Council.

Historic Resource: A general term that refers to buildings, areas, districts, streets, sites, places, structures, outdoor works of art, natural or agricultural features, and other objects having a special historical, cultural, archaeological, architectural, community, or aesthetic value, and are usually 50 years of age or older.

Household: According to the U.S. Census, a household is all persons living in a dwelling unit, whether or not they are related. Both a single person living in an apartment and a family living in a house are considered households.

Household Income: The total income of all the people living in a household. Households are usually described as very low income, low income, moderate income, and above moderate income for that household size, based on their position relative to the county median income.

Housing Unit: A room or group of rooms used by one or more individuals living separately from others in the structure, with direct access to the outside or to a public hall and containing separate toilet and kitchen facilities.

Department of Housing and Urban Development (HUD): The United States federal department that administers federal programs dealing with better housing and urban renewal.

I

Impervious surfaces: Structures or installed surface materials—such as pavements (roads, sidewalks, driveways and parking lots) that are covered by impenetrable materials.

Implementation: An action, procedure, program, or technique that carries out General Plan policy.

Improvement: As defined the Atascadero Municipal Code, is any building, structure, place, parking facility, fence, gate, wall, work of art, or other object constituting a physical betterment of real property, or any part of such betterment.

Income Category: Four categories are used to classify a household according to income based on the median income for the county. Under State housing statutes, these categories are defined as follows: Very Low (0-50% of county median); Low (51-80% of county median); Moderate (81-120% of county median); and Above Moderate (over 120% of county median).

Industrial: The manufacture, production, and processing of consumer goods. Industrial is often divided into “heavy industrial” uses, such as construction yards, quarrying, and factories; and “light industrial” uses, which are generally indoor uses such as research and development and less intensive warehousing and manufacturing.

Infill Development: Development that occurs on or within an existing urban framework on: 1) vacant land (usually individual lots or previously passed-over properties) or 2) land that has been previously developed within areas that are already largely developed.

Infrastructure: The physical systems and services which support development and population, such as roadways, railroads, water, sewer, natural gas, electrical generation and transmission, telephone, cable television, storm drainage, and others.

Institutional Uses: Publicly or privately owned and operated activities such as hospitals, convalescent hospitals, intermediate care facilities, nursing homes, museums, and schools and colleges; churches and other religious organizations; and other nonprofit activities of a welfare, educational, or philanthropic nature that cannot be considered residential, commercial, or industrial

Intensity: A measure of the amount or level of development often expressed as the ratio of building floor area to lot area (floor area ratio) for commercial, business, and industrial development, or dwelling units per acre of land for residential development (also called "density"). For the purposes of this General Plan, the intensity of nonresidential development is described in terms of floor-area ratio (FAR).

Interagency: Indicates consultation between or among two or more discrete agencies in regard to a specific program.

Intersection: Where two or more roads cross at grade.

J

Jurisdiction: The territory over which authority to govern is exercised

K

Reserved

L

Landmark: A site (including significant trees or other significant permanent landscaping located on a site), place, building, structure, street, improvement, street furniture, sign, work of art, natural feature, or other object representative of the historical, archaeological, cultural, architectural, community, aesthetic, or artistic heritage of the city.

Landscaping: Planting, including but not limited to, trees, shrubs, and ground covers which are suitably designed, selected, installed, and maintained to enhance a site or right-of-way.

Land Use: A description of how land is occupied or used.

Land Use Plan: A plan showing the allowed location, extent, and intensity of development of land to be used in the future for varying types of residential, commercial, industrial, agricultural, recreational, and other public and private purposes or combination of purposes.

Landslide: A general term for a falling or sliding mass of soil or rocks.

Lateral Spread: Refers to landslides that commonly form on gentle slopes and that have rapid fluid-like flow movement, like water.

Level of Service (LOS) Standard: One standard used by government agencies to measure the quality or effectiveness of a municipal service such as police, fire, or library, or the performance of a facility, such as a street or highway.

Light Pollution: Excessive or obtrusive artificial light.

Liquefaction: A process by which water saturated granular soils transform from a solid to a liquid state due to groundshaking. This phenomenon usually results from shaking from energy waves released in an earthquake.

Live/Work Unit: A land use that combines residential units with commercial spaces, typically in which the resident uses the workspace for his or her own business.

Local Agency Formation Commission (LAFCO): A five- or seven- member commission within each county that reviews and evaluates all proposals for formation of special districts, incorporation of cities, annexation to special districts or cities, consolidation of districts, and merger of districts with cities. Each county's LAFCO is empowered to approve, disapprove, or conditionally approve such proposals.

Local Street: A street providing direct access to properties and not designed for through traffic.

Lot: A legally recognized parcel of land

Low Impact Development: Development that uses or mimic natural processes that result in the infiltration, evapotranspiration or use of stormwater to protect water quality and associated aquatic habitat.

M

Market-Rate Housing: Housing available on the open market without any subsidy. The price for housing is determined by the market forces of supply and demand and varies by location.

Mass Communication System: A system to impart or exchange information on a large scale to a wide range of people.

Median Income: The annual income for each household size within a region is defined annually by HUD. Half of the households in the region have incomes above the median and half have incomes below the median.

Mitigate: To ameliorate, alleviate, or avoid to the extent reasonably feasible.

Mixed Use: A combination of residential and compatible commercial uses on a site that can be integrated horizontally or vertically as defined by their specific Placetype and zoning standards.

Mobile Sources: Sources of air pollution such as automobiles, motorcycles, trucks, off-road vehicles, boats, and airplanes.

Monitor: A commitment to keep track of.

Multi-Generational: Of or relating to several generations.

Multimodal: The utilization of a variety of available modes of travel that enhance the movement of people and goods, including, but not limited to, highway, transit, nonmotorized, and demand management strategies including, but not limited to, telecommuting. The availability and practicality of specific multimodal systems, projects, and strategies may vary by county and region in accordance with the size and complexity of different urbanized areas. (Government Code §65088)

Municipal Services: Services traditionally provided by local government, including water and sewer, roads, parks, schools, and police and fire protection.

Mutual Aid Agreement: An agreement among emergency responders to lend assistance across jurisdictional boundaries.

N

National Flood Insurance Program: A federal program which authorizes the sale of federally subsidized flood insurance in communities where such flood insurance is not available privately.

National Pollutant Discharge Elimination System (NPDES): As authorized by the Clean Water Act, the National Pollutant Discharge Elimination System (NPDES) permit program controls

water pollution by regulating point sources that discharge pollutants into waters of the United States. The State Water Resources Control Board issues permits to jurisdictions with the objectives to attain and protect the beneficial uses of water bodies in the State; reduce pollutants in stormwater to the maximum extent practicable; and to evaluate compliance with the objectives and requirements contained in the permit.

National Register of Historic Places: The nation's official list of districts, sites, buildings, structures, and objects significant in national, regional or local American history, architecture, archaeology, and culture, maintained by the U.S. Secretary of the Interior.

Neighborhood: A geographically localized community within Atascadero.

Neighborhood Context: The background and surrounding information that enhances understanding of a particular neighborhood.

Neighborhood Park: City- or county-owned land intended to serve the recreation needs of people living or working in proximity to the park.

Noise: Sound that is discernible to the human ear. Excessive noise is any sound which exceeds the appropriate actual or presumed ambient noise level which annoys or tends to disturb humans, or which causes or tends to cause an adverse psychological or physiological effect on humans.

Noise Contours: Continuous lines of equal noise level usually drawn around a noise source, such as an airport or highway. The lines are generally drawn in five-decibel increments so that they resemble elevation contours in topographic maps.

Nonconforming Use: An established use of a building or land which may have been legally initiated but which does not conform to the present code because of subsequent changes in land use regulations.

O

Open Space: Any parcel or area of land or water that is essentially unimproved and devoted to an open-space use as defined in this section, and that is designated on a local, regional or state open-space plan as any of the following:

- Open space for the preservation of natural resources including, but not limited to, areas identified for the preservation of plant and animal life, including habitat for fish and wildlife species.
- Open space used for the managed production of resources, including but not limited to, forest lands, rangeland, agricultural lands and areas of economic importance for the production of food or fiber; and areas required for recharge of groundwater basins.

- Open space for outdoor recreation purposes, and areas which serve as links between major recreation and open-space reservations.
- Open space for public health and safety, including, but not limited to, areas which require special management or regulation because of hazardous or special conditions such as earthquake fault zones, unstable soil areas, floodplains, watersheds, areas presenting high fire risks, areas required for the protection of water quality and water reservoirs and areas required for the protection and enhancement of air quality.

Optimize: A commitment to make as effective and useful as possible or to plan or carryout with maximum efficiency.

Ordinance: A law or regulation set forth and adopted by a governmental authority, usually a city or county.

Outdoor Recreation Use: A privately or publicly owned or operated use providing facilities for outdoor recreation activities.

Overlay: A land use designation or a zoning designation that modifies the basic underlying designation in some specific manner.

P

Parcel: The basic unit of land entitlement. A designated area of land established by plat, subdivision, or otherwise legally defined and permitted to be used or built upon.

Park: Land that is publicly owned or controlled for providing parks, recreation, or open space for public use.

Parking (public): An open area, excluding a street or other public way, used for the parking of automobiles and available to the public, whether for free or for compensation.

Parking Management: A system designed and carried out to obtain maximum utilization from a limited number of parking spaces.

Participate: A directive to take or have a part or share with others in a program or group effort.

Particulate Matter (PM₁₀): Particulate matter less than 10 microns in size. A major air pollutant consisting of tiny solid or liquid particles of soot, dust, smoke, fumes and aerosols.

Placetype: A system for classifying and designating the appropriate use of properties.

Planning Area: The Planning Area is the land areas addressed by the General Plan. For a city, the Planning Area boundary typically coincides with the sphere of influence and encompasses land both within the City limits and potentially annexable land.

Planning Commission: A decision making body, created by the City in compliance with California law (Government Code Section 65100 et seq.).

Policy, General Plan: Statement guiding action and implying clear commitment found within each element of the General Plan.

Pollution: The presence of matter or energy whose nature, location, or quantity produces undesired environmental effects.

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

Pollution, Point: In reference to water quality, a discrete source from which pollution is generated before it enters receiving waters, such as a sewer outfall, a smokestack, or an industrial waste pipe.

Potable Water: Water that is of sufficiently high quality so that it can be consumed or used without risk of immediate or long-term harm.

Private: Of or concerning a particular person or group; not owned by a government body.

Program: A coordinated set of specific measures and actions (e.g., zoning, subdivision procedures, and capital expenditures) the local government intends to use in carrying out the policies of the General Plan.

Public: Of the people as a whole, or for the use and benefit of all.

Public and Quasi-Public Facilities: Institutional, academic, governmental and community service uses, either owned publicly or operated by non-profit organizations, including private hospitals and cemeteries.

Public Services: See “Municipal Services.”

Public Space: Land or structures that are open to anyone; may include public or private property; also referred to as “public realm.”

Q

Reserved

R

Recycling: The act of processing used or abandoned materials for use in creating new product.

Recycled Water: Former wastewater (sewage) that has been treated to remove solids and certain impurities, and then allowed to recharge the aquifer rather than being discharged to surface water. This recharging is often done by using the treated wastewater for irrigation.

Redevelop: To demolish existing buildings, increase the overall floor area existing on a property, or both, irrespective of whether a change occurs in land use.

Regional: Pertaining to activities or economies at a scale greater than that of a single jurisdiction and affecting a broader area.

Regional Housing Needs Allocation (RHNA): The Regional Housing Needs Allocation is based on State of California projections of population growth and housing unit demand and assigns a share of the region's future housing need to each jurisdiction in the State. These housing need numbers serve as the basis for the update of the housing element in each California city and county.

Rehabilitation: The upgrading of a building in previously dilapidated or substandard condition for human habitation or use.

Renewable Energy: The term renewable energy generally refers to electricity supplied from renewable energy sources, such as wind and solar power, geothermal, hydropower and various forms of biomass. These energy sources are considered renewable sources because their fuel sources are continuously replenished.

Retrofit: To add materials and/or devices to an existing building or system to improve its operation or efficiency.

Rezoning: An amendment to the map and/or text of a zoning code to effect a change in the nature, density, or intensity of uses allowed in a zoning district and/or on a designated parcel or land area.

Right-of-Way: Any place which is dedicated to use by the public for pedestrian and vehicular travel. A right-of-way may include, but is not limited to, a street, sidewalk, curb, and gutter. A right-of-way may be a crossing, intersection, parkway, median, highway, alley, lane, mall, court, way, avenue, boulevard, road, roadway, railway, viaduct, subway, tunnel, bridge, thoroughfare, park square, or other similar public way.

Riparian: Relating to or living on or located on the bank of bodies or courses of water.

S

San Luis Obispo Council of Governments (SLOCOG): A regional planning agency, or any successor agency, incorporating various local governments in San Luis Obispo County in California. It deals with regional land use, housing, environmental quality, and economic development.

Sanitary Sewer: A system of subterranean conduits that carries refuse liquids or waste matter to a plant where the sewage is treated, as contrasted with storm drainage systems (that carry surface water) and septic tanks or leach fields (that hold refuse liquids and waste matter on site).

Scenic Highway/Scenic Route: A highway, road, drive, or street that, in addition to its transportation function, provides opportunities for the enjoyment of natural and human-made

scenic resources and access or direct views to areas or scenes of exceptional beauty or historic or cultural interest.

Seismic: Caused by or subject to earthquakes or Earth vibrations.

Sensitive Species: Includes those plant and animal species considered threatened or endangered by the U.S. Fish and Wildlife Service and/or the California Department of Fish and Game, according to Section 3 of the Federal Endangered Species Act.

Setback: The distance from a defined point of line governing the placement of buildings, structures, parking, or uses on a lot.

Sewer: Any pipe or conduit used to collect and carry away wastewater from the generating source to a treatment plant or discharge outfall.

Specific Plan: A tool authorized by Government Code Section 65450 et seq. for the systematic implementation of the General Plan for a defined portion of a community's planning area. A specific plan must specify in detail the land uses, public and private facilities needed to support the land uses, phasing of development and use of natural resources, and a program of implementation measures, including financing measures.

Soil: Naturally occurring superficial deposits overlying bedrock.

Solar Energy: Energy from the sun that is converted into thermal or electrical energy.

Solid Waste: All solid, semi-solid, and liquid wastes, including garbage, trash, refuse, paper, rubbish, ashes, industrial wastes, demolition and construction wastes, abandoned vehicles and parts thereof, discarded home and industrial appliances, dewatered, treated, or chemically fixed sewage sludge which is not hazardous waste, manure, vegetable or animal solid and semi-solid wastes, and other discarded solid and semisolid waste.

Sphere of Influence: The probable physical boundaries and service area of a local government agency as determined by the San Luis Obispo Local Agency Formation Commission (LAFCo).

Standards: (1) A rule or measure establishing a level of quality or quantity that must be complied with or satisfied. The California Government Code (Section 65302) requires that General Plans describe "standards." (2) Requirements in a Zoning Code that govern building and development as distinguished from use restrictions; for example, site design regulations such as lot area, height limit, frontage, landscaping, and floor area ratio.

State Historical Building Code (SHBC): State of California, Title 24, Building Standards, Part 8, which regulates control and allows alternatives to any and all prevailing codes when dealing with qualified historic buildings and structures.

Stationary Sources: Nonmobile sources such as power plants, refineries, and manufacturing facilities which emit air pollutants.

Stormwater Runoff: Stormwater from city streets and adjacent domestic or commercial properties that carries pollutants of various kinds into the sewer systems and receiving waters.

Streetscape: The visual elements of a street, including the road, adjoining buildings, sidewalks, street furniture, trees and open spaces, etc. that combine to form the street's character.

Structure: Anything constructed or erected that requires location on the ground or attachment to something having location on the ground, including swimming pools, but excluding driveways, sidewalks, patios, or parking spaces.

Subdivision: The division of any improved or unimproved legal lot of record

Subsidence: The sinking or downward settling and compaction of soil and other surface material with little or no horizontal motion. Subsidence may be caused by a variety of human and natural activity, including earthquakes.

Subsidize: To assist by payment of a sum of money or by the granting of terms or fee reductions that reduce the need for monetary expenditures.

Substandard Housing: Residential dwellings that, because of their physical condition, do not provide safe and sanitary housing (i.e., does not provide shelter, endangers the health, safety or well-being of occupants). Jurisdictions may adopt more stringent local definitions of substandard housing.

Sustainability: The ability for the city and citizens of Atascadero to meet the needs of the present economy, society, and environment while preserving the ability of future generations to meet their needs.

T

Tenure: Refers to the distinction between owner-occupied and renter-occupied housing units.

Topography: Configuration of a surface, including its relief and the position of natural and human-made features.

Townhouse: A dwelling unit occupying its own lot but which is physically attached to at least one other dwelling unit.

Traffic Calming: The combination of policies and measures that reduce the negative effects of motorized vehicle use by improving livability in the surrounding neighborhood. With traffic calming, accessibility and mobility are not reduced; they are modified to fit needs of neighborhood. Traffic calming achieves this by modifying the design of streets to serve a broad range of transportation, social, and environmental purposes.

Transit: A system of regularly scheduled buses and/or trains available to the public on a fee-per-ride basis. Also called mass transit.

Transmission Line: An interconnected group of electric lines located on poles or underground which transfer energy, in bulk, between points of supply and points of delivery.

Transportation Demand Management (TDM): A strategy for reducing demand on the road system by reducing the number of vehicles using the roadways and/or increasing the number of persons per vehicle. TDM attempts to reduce the number of persons who drive alone on the roadway during the commute period and to increase the number in carpools, vanpools, buses and trains, walking, and biking.

Trees, Street: Trees strategically planted—usually in parkway strips, medians, or along streets-to enhance the visual quality of a street.

Trip: A one-way journey that proceeds from an origin to a destination via a single mode of transportation; the smallest unit of movement considered in transportation studies. Each trip has one "production end" (or origin) and one "attraction end" (destination).

U

Undergrounding Utilities: The process of transferring overhead utilities into underground facilities

Unincorporated Area: A region of land that is not governed by a local municipality such as a city, but are under the jurisdiction of the county.

Urban Forest: The community forest includes street trees, open green spaces, undeveloped land, and parks, along with other public and private spaces within urban areas.

Urban Form: Urban form addresses the relationship between building facades and the public realm, the form and mass of buildings in relation to one another, and the scale and types of streets and blocks.

V

Vacant: Lands or buildings that are not actively used for any purpose.

Vehicle Miles Traveled (VMT): The total distance traveled in miles by all motor vehicles of a specific group within a given area at a given time.

Viewshed: The area within view from a defined observation point.

W

Walkable: A measure of how friendly an area is for pedestrians. Factors affecting walkability include, but are not limited to, land use mix; street connectivity; residential density (residential units per area of residential use); "transparency" which includes amount of glass in windows and doors, as well as orientation and proximity of homes and buildings to watch over the street; plenty of places to go to near the majority of homes; placemaking, street designs that work for

people, not just cars; and nonresidential floor area ratio. Major infrastructural factors include access to mass transit, presence and quality walkways, buffers to moving traffic (planter strips, on-street parking, or bike lanes) and pedestrian crossings, aesthetics, nearby local destinations, shade or sun in appropriate seasons, street furniture, and traffic volume and speed.

Water Conservation: Using water wisely and efficiently so that it is not wasted.

Water-Efficient Landscaping: Landscaping designed to minimize water use and maximize energy efficiency.

Water Quality: The physical, chemical, and biological characteristics of water. It is most frequently used by reference to a set of standards against which compliance can be assessed. The most common standards used to assess water quality relate to drinking water, safety of human contact, and for health of ecosystems.

Watershed: The total area above a given point on a watercourse that contributes water to its flow; the entire region drained by a waterway or watercourse that drains into a lake or reservoir.

Wayfinding: All of the ways in which people orient themselves in physical space and navigate from place to place, including signage and other graphic communication.

Wetlands: Areas that are saturated by surface or groundwater at a frequency and duration to support wetland hydrology.

X

Reserved

Y

Reserved

Z

Zoning: A police power measure, enacted primarily by units of local government, in which the community is divided into districts or zones within which permitted and special uses are established as are regulations governing lot size, building bulk, placement and other development standards. Requirements vary from district to district, but they must be uniform within the same district. The Zoning Code consists of a map and text.

Zoning Map: The officially adopted zoning map of the City specifying the location of zoning districts within all geographic areas of the city.