

APPENDIX B

POLICY DOCUMENT GLOSSARY

Affordable housing - Housing capable of being purchased or rented by a household with very low, low, or moderate income. Housing is considered affordable when a household pays less than 30 percent of its gross monthly income (GMI) for housing, including utilities.

Best management practices (BMPs) - Any program, technology, process, siting criteria, operating method, measure, or device which controls, prevents, removes, or reduces storm water pollution. The most effective, or "best" techniques are applied to each specific circumstance depending on the pollution problem and physical and geopolitical setting.

Buffer - Areas or bands of land or mechanisms that serve to separate or protect potentially incompatible land uses, such as residential areas and heavy industrial uses or residential areas and intensive agriculture.

California Environmental Quality Act (CEQA) - A state law requiring state and local agencies to regulate activities with consideration for environmental protection. If a proposed activity has the potential for a significant adverse environmental impact, an Environmental Impact Report (EIR) must be prepared and certified as to its adequacy before taking action on the proposed project.

CNEL - Community Noise Equivalent Level; 24-hour energy equivalent level derived from a variety of single-noise events, with weighting factors of 5 and 10 dBA applied to the evening (7 PM to 10 PM) and nighttime (10 PM to 7 AM) periods, respectively, to allow for the greater sensitivity to noise during these hours.

Db - Decibel; a unit used to express the relative intensity of a sound as it is heard by the human ear.

Design Guidelines - As used in specific programs in this *Policy Document*, these guidelines would promote concepts and urban design principles for planning for new development to implement General Plan policies to foster new pedestrian- and bicycle-friendly development. These would not include specific building material requirements.

Development - The physical alteration of land by humans. Development includes: subdivision of land; construction or alteration of structures, roads, utilities, and other facilities; installation of septic systems; grading; deposit of refuse, debris, or fill materials; and clearing of natural vegetative cover (with the exception of agricultural activities). Development does not include routine repair and maintenance activities.

Discretionary Development- Development project which requires the exercise of judgment or deliberation when the City decides to approve or disapprove a particular activity, as distinguished from situations where the City has to determine whether there has been conformity with applicable statutes, ordinances, or regulations.

Floor-Area-Ratio (FAR) - The ratio of the gross building square footage permitted on a lot to the net square footage of the lot. For example, on a lot with 10,000 net square feet of land area, an FAR of 1.00 will allow 10,000 square feet of gross square feet of building floor area to be built, regardless of the number of stories in the building (e.g., 5,000 square feet per floor on two floors or 10,000 square feet on one floor). On the same lot, an FAR of 0.50 would allow 5,000 square feet of floor area and an FAR of 0.25 would allow 2,500 square feet.

General Plan Area - The land within the city limits and that land outside which in the City's judgment bears relation to its planning (See Figure 1-2).

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

Implementation program - An action, procedure, program, or technique that carries out general plan policy. Implementation programs also specify primary responsibility for carrying out the action and a time frame for its accomplishment.

L_{dn} - The energy equivalent level, defined as the average sound level on the basis of sound energy (or sound pressure squared). The L_{eq} 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.

Landmark trees - a tree or grove of trees designated by resolution of the Woodland City Council to be of historic or cultural value, an outstanding specimen, an unusual species, and/or of significant community benefit.

Level of service (LOS) standard - A standard used by governmental agencies to measure the quality or effectiveness of a service or the performance of a facility.

Level of Service (traffic) - A scale that measures the amount of traffic that can be accommodated on a roadway segment or at an intersection. Traffic levels of service range from A to F, with A representing the highest level of service, as follows:

<i>Level of Service A</i>	Indicates a relatively free flow of traffic, with little or no limitation on vehicle movement or speed.
<i>Level of Service B</i>	Describes a steady flow of traffic, with only slight delays in vehicle movement and speed. All queues clear in a single signal cycle.
<i>Level of Service C</i>	Denotes a reasonably steady, high-volume flow of traffic, with some limitations on movement and speed, and occasional backups on critical approaches.
<i>Level of Service D</i>	Denotes the level where traffic nears an unstable flow. Intersections still function, but short queues develop and cars may have to wait through one cycle during short peaks.
<i>Level of Service E</i>	Describes traffic characterized by slow movement and frequent (although momentary) stoppages. This type of congestion is considered severe, but is not uncommon at peak traffic hours, with frequent stopping, long-standing queues, and blocked intersections.

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

Local Agency Formation Commission (LAFCO) - A statutorily-required commission in Yolo 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.

Major Projects Financing Plan (MPFP) - The Capital Improvement Program adopted by a city that schedules physical improvements, usually for a minimum of five years in the future, to fit the projected fiscal capability of the jurisdiction. The program generally should be reviewed annually for consistency with the general plan.

Net acreage - The developable area of a lot or parcel, excluding streets and rights of way.

Noise sensitive uses - Land uses that involve activities where excessive noise levels could cause adverse health effects or disrupt the activity. Noise sensitive uses include residential uses, theaters, auditoriums, music halls, meeting halls, churches, hospitals, nursing homes and other similar uses.

100-year floodplain - Area that has a one percent chance of being flooded in any given year. Over the long term, the area will be covered with flood waters on an average of once every 100 years.

Planning Area - territory that includes all land within the Urban Limit Line and land to be considered for future development beyond the time frame of the General Plan.

Policy - A specific statement in text or diagram guiding action and implying a clear commitment.

Principal dwelling - A single family detached dwelling that generally is established first and is the largest dwelling on a lot.

Riparian habitat - Riparian lands are comprised of the vegetative and wildlife areas adjacent to perennial and intermittent streams. Riparian areas are delineated by the existence of plant species normally found near freshwater.

Specific plan - A state-authorized legal tool adopted by cities and counties for detailed design and implementation of a defined portion of the area covered by a general plan and/or area plan. A specific plan may include all detailed regulations, conditions, programs, and/or proposed legislation that may be necessary or convenient for the systematic implementation of any general plan element(s).

Sphere of influence (SOI) - The probable ultimate physical boundaries and service area of a local agency (city or district) as determined by the Local Agency Formation Commission (LAFCO) of the County.

Standard - A specific, often-quantified guideline incorporated in a policy or implementation program defining the relationship between two or more variables. Standards often translate directly into regulatory controls.

Surface water - Water on the earth's surface, as distinguished from subterranean water; typically found flowing in natural or man-made water courses such as rivers, streams, or canals, or contained in lakes or storage reservoirs.

Urban - Areas generally characterized by moderate and higher density residential development (e.g., 3 or more dwelling units per acre), commercial development, and industrial development.

Urban Limit Line - A line beyond which urban development is not planned or permitted within the time frame of the General Plan.

Vernal pools - Basins that form in soils over an impervious rock or clay layer that collect surface runoff from winter storms and gradually dry out by evaporation as the weather becomes warmer in the spring. Vernal pools support diverse and unique plant and wildlife species specifically adapted to these conditions. This habitat supports a number of threatened and endangered species.

Wetlands - Transitional areas between terrestrial and aquatic systems where the water table is usually at or near the surface, or the land is covered by shallow water. Under a "unified" methodology now used by all federal agencies, wetlands are defined as "those areas meeting certain criteria for hydrology, vegetation, and soils."