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# **GLOSSARY**

## GLOSSARY OF TERMS

### Accessory/Ancillary/Appurtenant/Incidental Use

Any use which is secondary or subordinate to the principal or main use of a property and which clearly does not change the character of the main use. For example, a restaurant or gift shop in a resort (which caters primarily to patrons of the resort).

### Adjacent Parcel

A parcel near or close to the subject parcel.

### Adjoining/contiguous parcel

Abutting, lying next to, or touching a parcel.

### Affordable

(LCP) Capable of purchase or rental by a household with moderate or lower income, based on their capacity to make initial monthly payments necessary to obtain housing. Housing is affordable when a household pays 25 to 30 percent or less of their gross income for housing. (See the Housing Element for more explanation of the term "affordable".)

### Agricultural Land, Commercial

Commercial agricultural land includes all land which meets the criteria specified below, including all land enforceably restricted with a Land Conservation Act (Williamson Act) contract for Agricultural Preserve.

**Type 1 — Commercial Agricultural Land.** This type is for viable agricultural lands outside the Coastal Zone which have been in, or have a history of, commercial agricultural use over a long period of time, and are likely to continue to be capable of commercial agricultural use in the foreseeable future.

**Type 1A — Viable Agricultural Land.** Type 1A agricultural lands comprise areas of known high productivity which are not located in any utility assessment district for which bonded indebtedness has been incurred. These lands essentially meet the U.S. Department of Agriculture Soil Conservation Service and the California Department of Food and Agriculture criteria for "prime" and "unique" farmland and "prime" rangeland.

**Type 1B — Viable Agricultural Land in Utility Assessment Districts.** This type includes viable agricultural lands, as defined above, which are within a utility assessment district for which bonded indebtedness has been incurred, except Agricultural Preserves.

**Type 2 — Commercial Agricultural Land.** This category is for agricultural lands outside the Coastal Zone which would be considered as Type 1A, except for one or more limiting factors such as parcel size, topographic conditions, soil characteristics or water availability or quality, which adversely affect continued productivity or which restrict productivity to a narrow range of crops. Despite such limitations, these lands are considered suitable for commercial agricultural use. Type 2 agricultural lands are currently in agricultural use (on a full-time or part-time basis), or have a history of commercial agricultural use in the last ten years and are likely to continue to be capable of agricultural use for a relatively long period. In evaluating amendments to Type 2 designations the preceding factors, along with adjacent parcel sizes, degree of nonagricultural development in the area and proximity to other agricultural uses, shall be considered in addition to the criteria listed under each individual type below.

**Type 2A — Limited Agricultural Lands in Large Blocks.** These lands are in fairly large blocks, are not in any indebtedness, and are not subject to agricultural-residential use conflicts.

**Type 2B — Geographically Isolated Agricultural Land with Limiting Factors.** This category includes agricultural lands with limiting factors which are geographically isolated from other agricultural areas. These lands are not in a utility assessment district which has incurred bonded indebtedness and are not subject to agricultural-residential use conflicts.

**Type 2C — Limited Agricultural Lands in Utility Assessment Districts.** This type includes agricultural lands with limiting factors which are in a utility assessment district, as of 1979, which has incurred bonded indebtedness.

**Type 2D — Limited Agricultural Lands Experiencing Use Conflicts.** These are agricultural lands with limiting factors which are experiencing extreme pressure from agricultural-residential land use conflicts such as pesticide application, noise, odor or dust complaints, trespass or vandalism.

**Type 2E — Vineyard Lands.**

**Type 3 — Viable Agricultural Land within the Coastal Zone.** This category includes all of the following lands outside the Urban Services Line and the Urban Rural Boundary, within the Coastal Zone in Santa Cruz County:

1. Land which meets the U.S. Department of Agriculture Soil Conservation Service criteria of prime farmland soils and which are physically available (i.e., open lands not forested or built on) for agricultural use.
2. Land which meets the California Department of Food and Agriculture criteria for prime rangeland soils and which are physically available (i.e., open lands not forested or built on) for agricultural use.
3. Land which meets the California Department of Food and Agriculture criteria for unique farmland of statewide importance and which is physically available (i.e., open lands not forested or built on) for agricultural use.

The criteria for “prime farmland soils,” “prime rangeland soils,” and “unique farmland of statewide importance” are further defined in the glossary.

**Agriculture Uses, Commercial**

Agricultural operations conducted as a commercial venture for the purpose of achieving a return on investment.

**Agriculture Uses, Non-commercial**

Agricultural operations conducted for subsistence purposes, as a hobby or as part of a rural lifestyle where sale of the product is not the primary goal.

**Agricultural Policy Advisory Commission**

(LCP) A County commission, appointed by the County Board of Supervisors, whose role is to advise the Board on agricultural matters and to review development applications affecting agricultural land.

**Agricultural Preserve**

A contract between a landowner and Santa Cruz County establishing that a certain amount of land will be used for agricultural purposes only for a minimum of ten years. The ten year period is renewed every year. In recognition of this land use restriction, the landowner may receive preferential taxation on that land.

**AMBAG — Association of Monterey Bay Area Governments**

AMBAG is a voluntary association of 15 cities and Santa Cruz and Monterey counties in California’s Central Coast region formed by a Joint Powers Agreement to serve as a forum for discussion of regional issues. The Association has been designated as an Areawide Planning Organization (APO) by the U.S. Department of Housing and Urban Development; as a Metropolitan Planning Organization (MPO) by the U.S. Department of Transportation; and as a Water Quality Planning Agency by the U.S. Environmental Protection Agency.

**Anadromous**

(LCP) Species of fish which migrate from the ocean to fresh water streams to spawn.

**Ancillary**

(LCP) See Accessory.

**Approach Zone**

The air space at each end of a landing strip that defines the glide path or approach path of an aircraft and which should be free from obstruction, the lower boundary being a plane at a specified slope, beginning at the end of the runway overrun strip.

**Appurtenant**

(LCP) See Accessory.

**Aquaculture**

(LCP) A form of agriculture that is devoted to the controlled growing and harvesting of fish, shellfish, and plants in marine, brackish, and fresh water. Aquaculture products are agricultural products, and aquaculture facilities and land uses shall be treated as agricultural facilities and land uses.

**Aquifer**

(LCP) The underground layer of water-bearing rock, sand or gravel through which water can seep or be held in natural storage. Such waterholding rock layers hold sufficient water to be used as water supply.

**Arable (land)**

Land which is suitable for the cultivation of crops. Such land usually contains soils with a U.S. Soil Conservation Service agricultural capability rating of I-IV and slopes less than 25%.

**Archaeological Sites**

(LCP) Places where material remains of past human life, culture and activities are located. Examples of material remains are fossil relics artifacts, and monuments.

**Arroyo**

(LCP) A gully, ravine or canyon created by a perennial or intermittent stream, with characteristic steep slopes frequently covered with vegetation. An arroyo includes the area between the top of the arroyo banks defined by a discernible break in the slope rising from the arroyo bottom. Where there is no break in slope, the extent of the arroyo may be defined as the edge of the 100 year floodplain.

**Arts Commission**

A commission appointed by the Board of Supervisors to advise the Board on artistic and cultural programs and events, and to develop an information system regarding the County's cultural resources.

**Assisted Housing**

(LCP) Housing which is directly subsidized by the federal or state government.

**Beach Recreation**

(LCP) Activities on the beach such as sunbathing, picnicking, surfing, etc.

**Beneficial Instream Uses**

(LCP) Uses of the waters of the County which include but are not limited to: recreation; aesthetic enjoyment; navigation; preservation and enhancement of fish wildlife; and other aquatic resources or preserves. Beneficial instream uses are achieved by allowing water to remain in a stream system.

**Biodiversity**

- (a) The variety of life and its processes. The levels of biodiversity from narrowest to broadest are: genetic, species, ecosystem, landscape.
- (b) The variety of lifeforms, the genetic diversity they contain and the assemblages they form.
- (c) The variety and variability among living organisms and the ecological complexes in which they occur. Diversity is the number of different items and their relative frequency.

**Biodynamic Cultivation**

A horticultural method which directs the treatment of soil, the location and juxtaposition of plantings, and other horticultural practices, based on an understanding of the interrelationships and mutual effects of natural systems and species.

**Biomass**

Plant material, used for the production of such things as fuel alcohol or nonchemical fertilizers. Biomass sources may be plants grown especially for that purpose or may be waste products from wood harvesting or milling or from agricultural production or processing.

**Biomedical Livestock Operation**

(LCP) An agricultural livestock management operation that uses livestock for research, experimentation, or testing, or for the production of any biomedical or pharmaceutical product or by-product. A Biomedical Research Facility, as defined by federal or state law, and when physically separated from any biomedical laboratory, may be considered a Biomedical Livestock Operation under this definition.  
*(Added by Res. 390-97)*

**Biotic Community**

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

**Biotic Evaluation**

(LCP) A brief review of the biotic resources present at a project site, conducted by a staff planner.

**Biotic Report**

(LCP) A complete biotic investigation conducted by a biologist hired by the applicant and including, but not limited to, the following:

- (1) Identification of the rare, endangered, threatened and unique species on the site.
- (2) Identification of the essential habitat(s) of such species including: animal food, water, nesting, or denning sites; reproduction, predation and migration requirements; plant life histories; and soils, climate, and geographic requirements.
- (3) Development of specific measures to protect species and sensitive habitat areas and meet performance criteria.

## **Blighted Area**

(LCP) A blighted area as defined in Sections 33030, et seq. Of the California Health and Safety Code.

## **Buffer**

(LCP) An area of land separating two distinct land uses, such as residential and commercial or residential and agricultural, and which acts to soften or reduce the effect of one land use on another. For instance, landscaping and/or distance is sometimes used to "buffer" or reduce the effects of a commercial area on nearby residential units.

## **Building Envelope**

(LCP) A designation on a site plan or parcel map indicating where the buildings are to be located. Building envelopes are often indicated during land division approvals to protect some resource such as agriculture or to avoid some constraint such as landslide.

## **Buildout**

(LCP) The level of development that could occur in an area if every parcel were developed to the extent permitted by the Land Use Plan.

## **California Housing Finance Agency (CHFA)**

A state agency established by the Housing and Home Finance Act of 1975. CHFA is authorized to sell revenue bonds to generate funds for the development, rehabilitation, and conservation of low and moderate income housing.

## **Caltrans**

California Department of Transportation.

## **Capital Improvements Program (CIP)**

(LCP) A program that includes a one year budget and a five year program of capital projects. A capital project is generally a physical, public work of a large size, fixed nature, long life (10 years or more) and costing in excess of \$3,000. Examples of programmed items are streets, storm drainage facilities, and sewer lines.

## **Carrying Capacity**

The total development capacity of an area based upon the resource, hazard, and service constraints and/or road capacities. Carrying capacity can be used to determine the potential of an area to absorb development: (1) The level of land use, human activity, or development for a specific area that can be accommodated permanently without an irreversible change in the quality of air, water,

land, or plant and animal habitats. (2) The upper limits of development beyond which the quality of human life, health, welfare, safety, or community character within an area will be impaired. (3) The maximum level of development allowable under current zoning. (See "Buildout".)

## **CEQA**

(LCP) The California Environmental Quality Act. A state act requiring state and local agencies to regulate activities with consideration for environmental protection. If a proposed activity may have an adverse environmental impact, an Environmental Impact Report (EIR) must be prepared.

## **Chaparral**

(LCP) A plant community of drought-adapted shrubs, usually found in rock, rapidly drained shallow soils.

## **Clear Zone**

That section of an approach zone of aircraft where the plane defining the glide path is 50 feet or less above the location of the center line of the runway. The clear zone ends where the height of the glide path above ground level is above 50 feet. Land use under the clear zone is restricted.

## **Clustering Development**

(LCP) A method of development in which many dwelling units are placed close together or attached for the purpose of retaining another area in open space. Many condominium and townhouse developments utilize this method when they are adjacent to a natural area to be retained, or to create a focal point (such as a swimming pool, or community complex).

## **Coastal-dependent Development or Use**

(LCP) Any development or use which requires a site on, or adjacent to the sea to be functional.

## **Coastal Development Permit**

(LCP) A permit for any development within the coastal zone.

## **Coastal Hazard Areas**

(LCP) Areas which are subject to physical hazards as a result of coastal processes such as landsliding or erosion of a coastal bluff, and inundation or erosion of a beach by storm and tsunami waves. Parcels in coastal hazard areas are subject to the Geologic Hazards ordinance.

**Coastal-related Development**

(LCP) Any use that is dependent on a coastal-dependent development or use.

**Coastal Special Scenic Area**

(LCP) An area designated on the LCP Visual Resources Maps because of unique visual quality, within which visual resources protection policies apply.

**Coastal Zone**

(LCP) That unincorporated area of the County of Santa Cruz as defined by the California Coastal Act of 1976, Division 20 of the California Public Resources Code, as the Coastal Zone. In Santa Cruz County the zone generally extends: up to 5 miles inland or to the ridge of Ben Lomond Mountain along Empire Grade north of the City of Santa Cruz; generally 1000 yards inland from Santa Cruz to Capitola; and along Highway 1 from Aptos south to the County line. See Figure 1-5 for illustration of the Coastal Zone boundary.

**Combining District**

A zone district which is combined with or added to another zone district. Combining districts usually deal with a specific issue which is only relevant in certain areas or on certain parcels.

**Commercial Agriculture.**

See Agricultural Land, Commercial.

**Commercial Recreation**

(LCP) Facilities serving recreational needs but operated for private profit (e.g., riding stable, chartered fishing boats, golf courses, tourist attractions, and amusement or marine parks).

**Commercial Timber Harvest**

(LCP) A timber harvest designed for a market; trade, bartered or sold for valuable consideration; not designed for use in the landowners' household or farm.

**Commission on Disabilities**

A commission appointed by the Board of Supervisors to advise the Board on employment opportunities and to review compliance with federal requirements to provide access and eliminate discrimination to persons with disabilities.

**Community Development Block Grant (CDBG)**

A grant administered by the U.S. Department of Housing and Urban Development which allots federal funds to cities and counties for housing and community development. Jurisdictions set their own program priorities within specified criteria.

**Community Energy Systems**

(LCP) Small-scale (generating capacity of less than 50 mega watts) energy facilities for the combined production of heat and electricity.

**Community Sewage Disposal System**

(LCP) A sewage disposal system which accepts sewage effluent and provides for common treatment and disposal serving development on more than one parcel.

**Congregate Senior Housing**

(LCP) Senior housing with individual living units which provides residents with central management, a minimum of two meals per day in a central dining facility, and transportation services. Congregate housing also provides recreational and social activities and facilities. Maid and linen service, sundries, beautician, banking and other similar services may also be made available where they are appurtenant to the congregate care use on the site. Another term used for congregate housing is Life Care Facility, which is a congregate development as described above in conjunction with a nursing and medical facility.

**Conservation**

(LCP) The planned management, protection and wise utilization of natural resources. The objective of conservation is to prevent the wasteful exploitation, destruction, or neglect of these resources.

**Contiguous**

See Adjoining/Contiguous Parcel.

**Continuous History of Commercial or Light Industrial Use**

The utilization of a building or site for commercial purposes for a period of three or more of the previous five years in legal conformance with the provisions of the County Zoning Ordinance. (See Land Use section on Existing Commercial Uses.)

**Cost-effective**

More economical in terms of long-term costs.

**Cottage Industry**

The small scale production and sale of hand crafted goods where there are generally no more than five persons employed.

**County Service Area**

(LCP) An area or district established for providing various urban services (such as fire, water, sewer and road maintenance) to parcels in unincorporated areas of the County. Formation may be undertaken by the Board of Supervisors upon request of two of its members or the filing of a petition signed by at least 10 percent of the registered voters in the area. Formation requires approval by LAFCO.

**Critical Fire Hazard Area**

High wildfire hazard areas composed of chaparral vegetative cover in all slope categories as designated on the County Resource and Constraint maps or as otherwise determined by field investigation.

**Critical Structures and Facilities**

(LCP) Structures and facilities which are subject to specified seismic safety standards because of their immediate and vital public need or because of the imminent hazard presented by their structural failure. These include hospitals and medical facilities, fire and police stations, disaster relief and emergency operating centers, large dams and public utilities, public transportation and communications facilities, buildings with involuntary occupancy such as schools, jails, and convalescent homes, high occupancy structures such as theaters, churches, office buildings, factories, and stores, and large multi-unit residential buildings.

**Critical Water Supply Stream**

A stream in which all of the flow is already fully utilized for water supply, at least during low flow periods.

**Cumulatively or Cumulative Effect**

(LCP) The incremental effects of an individual project in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.

**Deed Transfer Tax**

A tax collected when a deed is sold or transferred from one party to another.

**Density**

(LCP) The number of permanent residential dwelling units (or their equivalent) or people per acre of land. All densities specified in the General Plan and LCP Land Use Plan with the exception of overriding minimum standards are expressed in net developable acres or net developable square footage per unit. Dwelling units include all residential units having kitchen facilities including single family homes, mobile homes, and individual townhouse, condominium, and apartment units. When a property is designated on the Land Use map and on the Resources and Constraints map for different density standards, consistency with the applicable standards can be met only by satisfying the most restrictive of the requirements for the affected portions of the property. Where a parcel has two different designations on the Land Use map, consistency with the General Plan and LCP Land Use Plan is met by conforming to the different standards for the different portions of the property.

**Density Bonus/Incentive Zoning**

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

**Density Credit**

(LCP) The number of dwelling units allowed to be built on a particular property determined by applying the designated General Plan and LCP Land Use designation density and implementing zone district to the developable portions of the property and to those non-developable portions of the property for which credit may be granted (see definition of Developable land). Where credit is allowed for a non-developable portion of the property, the dwelling units must be located in the developable portion of the property.

The following areas which are not developable land shall be granted density credit for development density.

Outside the USL and RSL

- a) Land with slopes between 30 and 50 percent.

Inside the USL and RSL

- a) Land with slopes less than 30 percent in the required buffer setback from the top of the arroyo or riparian corridor, up to a maximum of 50 percent of the total area of the property which is outside the riparian corridor.

**Countywide Credits**

The following credits are subject to special site and/or development criteria and shall be granted full density credit:

- a) Rare and endangered plant and animal habitats.
- b) Archaeological sites.
- c) Critical fire hazard areas.
- d) Buffer areas established between non-agricultural land uses and commercial agricultural land.
- e) Landslide areas determined by a geological study to be stable and suitable for development.
- f) Historic sites.

*(Revised by Res. 81-99)*

**Design Earthquake**

The values of seismically induced shaking that are used to mitigate the effects of a potential earthquake. These values are determined based upon forensic engineering geology, probability studies and educated speculation. Normally, these values represent the maximum probable earthquake for minor non-critical projects such as single-family dwellings. These values also represent the maximum credible earthquakes for critical structures such as hospitals, schools, hazardous materials containment structures, certain utilities, police stations, fire stations, and other emergency facilities.

**Designated**

Shown on the General Plan/Local Coastal Program Maps.

**Detention**

(LCP) Drainage facilities which collect and detain water from a project site during storm periods. The use of such facilities lessens the peak amounts of water in stream channels during storm periods by temporarily holding storm runoff water off-site.

**Deteriorated Housing**

Housing which, through time or neglect, has become substandard.

**Developable Land**

(LCP) Land which is suitable as a location for structures and which can be improved through normal and conventional means free of development hazards and without disruption or significant impact on natural resource areas.

The following areas shall not be considered developable land:

- (1) Land with slope greater than 30 percent and coastal bluffs.
- (2) Riparian corridors, wooded arroyos, canyons, stream banks, areas of riparian vegetation and areas within a 50 foot riparian buffer setback from the riparian corridor.



(3) Lakes, marshes, sloughs, wetlands, water areas, beaches and areas within the 100-year floodplain, and any associated buffer setback established by federal, state or County regulations.

(4) Areas of recent or active landslides.

(5) Land within 50 feet of an active or potentially active fault trace.

(6) Commercial agricultural land and mineral resource areas.

(7) Areas subject to coastal inundation as defined by geological hazards assessment or full geologic report.

(See definition of Density Credit.)

**Developable Land, net**

The amount of developable land minus public or private road rights-of-way.

**Development**

(LCP) Inside the coastal zone, "Development" means, on land, 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 density or intensity of use of land, including, but not limited to,

<b>Development/Development Activities (LCP)</b>		
<b>What is Development?</b>		
<i>Physical/Visible Alterations</i>		
<u>Action on Land &amp; Water</u>	<u>Object Being Altered</u>	<u>Type of Objects</u>
placement	any solid material	
erection, reconstruction, alteration in size	any structure or facility	public, private, municipal utility
discharge	any dredged material	wastes: gaseous, liquid, solid, thermal
grading, dredging, mining, extraction	any material	
removal	major vegetation	not for agriculture
disturbance	plant or animal or its habitat	rare, endangered, locally unique
<i>Non-Physical/Non-Visible Alterations</i>		
<u>Action</u>		<u>Examples</u>
Change in density or intensity of land use		subdivision per Sub. Map Act, any division of land, lot splits
<b>What is NOT Development?</b>		
<u>Action</u>	<u>Object</u>	<u>Type</u>
removal	major vegetation	for ag purposes
harvesting	kelp	
harvesting	timber, in accordance with a Timber Harvest Plan submitted per Z'berg-Nejedly Forest Practice Act of 1973	
Any land division which is brought about in connection with the purchase of such land by a public agency for public recreation.		

subdivision pursuant to the Subdivision Map Act (commencing with Section 66410 of the Government Code) and any other division of land, including lot splits, except where the land division is brought about in connection with the purchase of such land by a public agency for public recreational use; change in the intensity of use of water or of excess 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 Practice Act Of 1973 (commencing with Section 4511).

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 Activity**

**(LCP)** Any project that includes activity in any of the following categories is considered to be development activity:

- (1) The construction or placement of any habitable structure, including a manufactured home and including a non-residential structure occupied by property owners, employees and/or the public;
- (2) Modification, reconstruction or replacement of 65 (sixty-five) percent of the major structural components -- consisting of the foundation, floor framing, exterior wall framing, and roof framing -- of an existing habitable structure within any consecutive five-year period; or modification, reconstruction or replacement of 50 (fifty) percent of the major structural components of an existing critical structure or facility, or structure located with a riparian corridor or sensitive habitat, within any consecutive five-year period, whether the work is done at one time or as the sum of multiple projects. For the purpose of this section, the following are not considered major structural components: exterior siding; non-structural door and window replacement; roofing material; decks; chimneys; and interior elements including but not limited to interior walls and sheetrock, insulation, kitchen and bathroom fixtures, mechanical, electrical and plumbing fixtures. The extent of alterations to major structural components will be calculated in accordance with administrative guidelines adopted by resolution of the Board of Supervisors;
- (3) The addition of habitable square footage to any structure, where the addition increases the habitable square footage by more than fifty (50) percent or 500 square feet, whichever is greater, over the existing habitable space within a consecutive five-year period. This allows a total increase of up to fifty (50) percent of the original habitable space of a structure, whether the additions are constructed at one time or as the sum of multiple additions over a consecutive five-year period;
- (4) An addition of any size to a structure that is located on a coastal bluff, dune, or in the coastal hazard area, that extends the structure in a seaward direction;
- (5) A division of land or the creation of one or more new building sites, except where a land division is accomplished by the acquisition of such land by a public agency for public recreational use;
- (6) Any change of use from non-habitable to habitable, according to the definition of "habitable" found in Section 16.10.040, or a change of use from any non-critical structure to a critical structure;
- (7) Any repair, alteration, reconstruction, replacement or addition affecting any structure that meets either of the following criteria:
  1. Posted "Limited Entry" or "Unsafe to Occupy" due to geologic hazards, or
  2. Located on a site associated with slope stability concerns, such as sites affected by existing or potential debris flows;
- (8) Grading activities of any scale in the 100-year flood plain or the coastal hazard area, and any grading activity which requires a permit pursuant to Chapter 16.20;
- (9) Construction of roads, utilities, or other facilities;
- (10) Retaining walls which require a building permit, retaining walls that function as a part of a

landslide repair whether or not they require a building permit, sea walls, rip-rap erosion protection or retaining structures, and gabion baskets;

(11) Installation of a septic system;

(12) Any human made change to developed or undeveloped real estate in the Special Flood Hazard Area, including but not limited to buildings or other structures, mining, dredging, filling grading, paving, excavation, drilling operations, or storage of equipment or materials. This is in addition to any activity listed in items 1-11;

(13) Any other project that is defined as development under Section 13.20.040, and that will increase the number of people exposed to geologic hazards, or that is located within a mapped geologic hazard area, or that may create or exacerbate an existing geologic hazard, shall be determined by the Planning Director to constitute development for the purposes of geologic review. *(Resolution No. 52-2012)*

**Development Permit**

A type of zoning permit established to regulate the impact of “conditional uses” allowed in zone districts, and for control of other specific uses defined in the zoning ordinance such as developments on properties without adequate access.

**Disabled Persons**

Persons determined to have a physical impairment or mental disorder expected to be of long or indefinite duration. Many such impairments or disorders are of such a nature that a person’s ability to live independently could be improved by more suitable housing conditions.

**Diversion**

**(LCP)** The direction of water in a stream away from its natural course, i.e., as in a diversion that takes water out of a stream for human use.

**Ecosystem**

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

**Educational/Instruction**

**(LCP)** A permitted use adjacent to some sensitive habitats. Permitted activities do not include development of any structures.

**Elderly**

Persons 62 years of age or older. For the purposes of regulating affordable housing units as required by the County Code, persons certified as handicapped or disabled shall be subject to the same restrictions and eligibility requirements as those who are certified as elderly.

**Energy Commission**

A commission appointed by the Board of Supervisors to advise the Board on the production, consumption, and distribution of traditional and nontraditional forms of energy, with the goals of reducing the consumption of energy and maximizing its conservation.

**Energy Facility**

**(LCP)** Any public or private processing, producing, generating, storing, transmitting, or recovering facility for electricity, natural gas, petroleum, coal, or other source energy.

**Engineering Geologist, Certified**

A registered geologist who has been certified by the State of California to practice engineering geology.

**Engineering Geology**

The application of geologic data, techniques, and principles to the study of naturally occurring rock and soils materials or groundwater for the planning design, construction, operation and maintenance of engineering structures, and the development of groundwater resources, are properly recognized and adequately interpreted, utilized, and presented for use in engineering practice.

**Environmental Impact Report (EIR)**

(LCP) A report required by the California Environmental Quality Act which assesses all the environmental characteristics of an area and determines what effects or impact will result if the area is altered or disturbed by a proposed actions.

**Environmentally Sensitive Habitat**

(LCP) Per the Coastal Act, 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.

**Erosion**

(LCP) The loosening and transportation of rock and soil debris by wind, rain or running water. The gradual wearing away of the upper surfaces of the earth.

**Essential Habitat**

(LCP) The habitat of a rare, endangered or locally unique plant or animal which is occupied by that species, including: (a) area required for food, water, nesting or denning sites, reproduction, predation, and migration for animals; and (b) soil, climate and geographic requirements for plants.

**Estuary**

(LCP) The seaward end of a river valley where fresh water mixes with and measurably dilutes seawater and where tidal effects are evident.

**Exotic Species**

(LCP) Plant or animal species introduced into an area where they do not occur naturally; non-native species. (See Invasive Species.)

**Farmers Home Administration (FmHA)**

A federal agency providing loans and grants for improvement projects and low income housing in rural areas.

**Feasible**

(LCP) Capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, social, and technological factors.

**Fill**

(LCP) The deposition of earth or other material by artificial means for any purpose, for any length of time including the stockpiling of materials, or the conditions resulting therefrom.

**Fire Department**

The office of the Fire Marshal of the County of Santa Cruz or any regularly organized fire protection district within its respective jurisdictional area.

**Fish and Game Advisory Commission**

A commission appointed by the Board of Supervisors to advise the Board on the propagation and conservation of fish and game, including preserving natural habitats, wildlife, and the environment in general.

**Floodplain**

(LCP) The relatively level land area on either side of a stream's banks that is subject to flooding. Unless otherwise specified, the one-hundred year flood plain is used for planning purposes by federal agencies and the County and is designated on Flood Boundary and Floodway Maps prepared by the Federal Insurance Administration and included on the General Plan and Local Coastal Program Constraints

Maps. The 100-year flood plain is the area covered by flood which has a 1% chance of occurring in a given year. (See floodway.)

**Floodway**

(LCP) The channel of a river or other watercourse and the adjacent land area required to carry and discharge the base flood without cumulatively increasing the water surface elevation more than one foot at any point. (See floodplain.)

**Functional Capacity**

(LCP) The ability of a particular ecosystem to be self-sustaining and to maintain natural specific diversity.

**Geologic Hazard**

(LCP) A threat to life, property, or public safety caused by geologic or hydrologic processes such as faulting and secondary seismic effects, landsliding, erosion, liquefaction, flooding, tsunami or storm wave inundation.

**Geologic Hazards Assessment**

(LCP) A summary of the possible geologic hazards present at the site conducted by the staff geologist. *(Revised by Res. 81-99)*

**Geologic Report, Preliminary**

(LCP) A brief geologic investigation conducted by a registered geologist on contract with the County which assesses hazards in the San Andreas and San Gregorio Fault Zones for single-family dwelling permits.

**Geologic Report, Full**

(LCP) A complete geologic investigation conducted by a Certified Engineering geologist hired by the applicant, and completed in accordance with the County Geologist Report Guidelines. *(Revised by Res. 81-99)*

**Grading**

(LCP) Excavating, filling, leveling or smoothing, or a combination thereof.

**Gross (Area/Land) Acres**

(LCP) The total acreage in a parcel, or defined area.

**Groundwater**

(LCP) Water under the earth's surface, often confined to aquifers capable of supplying wells and springs.

**Groundwater Recharge**

(LCP) The natural process of infiltration and percolation of rainwater from land areas or streams through permeable soils or other substrate into aquifers which provide underground storage.

**Groundwater Recharge Area**

(LCP) An area which by nature of surface soil, slope and subsurface geology is particularly important for allowing surface water to percolate to underground storage.

**Heavy Industry**

(LCP) Major manufacturing plants such as canneries, oil refineries, raw materials processing, etc.

**Historic Resources Commission**

A commission appointed by the Board of Supervisors to advise the Board on matters concerning historic resources, to review development applications affecting historic sites, and to designate properties as Historic Landmarks.

**Historic Theme Park**

(LCP) A park or commercial amusement establishment, the design and content of which have a basis in the history of a place or area, and which therefore have an education focus.

**Home Occupation**

An accessory use of a dwelling unit for gainful employment involving the manufacture, provision, or sale of goods and services performed by the full-time inhabitant of the unit.

**Household**

(LCP) All persons occupying a single dwelling unit.

**Household (Housing), Lower Income**

(LCP) Those households whose income, with adjustments for household size, is between 80% and 120% of the median household income of the SantaCruz Standard Metropolitan Statistical Area.

**Household (Housing), Moderate Income**

(LCP) Those households whose income, with adjustments for household size, is between 80% and 120% of the median household income of the SantaCruz Standard Metropolitan Statistical Area.

**Household (Housing), Very Low Income**

(LCP) Those households whose income, with adjustments for household size, is no greater than 50% of the median household income of the Santa Cruz Standard Metropolitan Statistical Area.

**Housing Advisory Commission (HAC)**

A commission appointed by the Board of Supervisors to advise the Board and Planning Commission on housing policy and programs.

**Housing and Urban Development Department of the State of California (HCD)**

The state agency principally charged with assessing, planning for and ensuring that communities meet the housing needs of low and moderate income households.

**Housing and Urban Development, U.S. Department of (HUD)**

A cabinet level department of the federal government which administers housing and community development programs such as Section 8 and CDBG.

**Housing Assistance Plan (HAP)**

Part of the County's application for Federal

Housing and Community Development funds. The HAP identifies housing needs and goals for use in allocation of federal subsidies.

**Housing Element**

One of seven State-mandated planning documents which make up the General Plan. Article 16.10 of the California Government Code requires each city and county to prepare and maintain a current Housing Element as part of the community's General Plan in order to attain a statewide goal of providing "decent housing and a suitable living environment for every California family."

**Housing Unit**

(LCP) The place of permanent or customary abode of a person or family. It includes a single family dwelling, multifamily dwelling, a condominium, modular home, a mobile home, a cooperative housing project, or any other residential unit considered real property under state law. It is also a dwelling that cannot be moved without substantial damage or cost. At a minimum, a housing unit has cooking facilities, a bathroom, and a place to sleep.

**Housing, Qualifying (Senior) Resident**

A person 62 years or older, or a person 55 or older residing in a residential development of at least 150 dwelling units which is developed for, or substantially rehabilitated or renovated for, senior citizens, as referred to in Government Code section 65915 and defined in Civil Code section 51.3; in the event the Government code reference or the Civil Code definition is amended, this definition shall be deemed to be amended to the same effect. (See elderly.)

**Impervious Surface**

(LCP) Surfaces through which water cannot penetrate, such as roofs, roads, sidewalks and parking lots. The amount of impervious surfaces increases with development and establishes the need for drainage facilities to carry the increased runoff.

**Implementing Actions**

(LCP) The ordinances, regulations, or programs which implement the provisions of the certified local coastal program.

**Imported and Nonrenewable Energy Supplies**

Energy resources imported to the United States from other countries and energy resources which are depleted by use, e.g., oil, natural gas, uranium, coal.

**Incentive Zoning**

(LCP) See Density Bonus/Incentive Zoning.

**Incidental (Use)**

See Accessory.

**Inclusionary Housing/Zoning**

(LCP) Affordable housing which is provided/required as a part of a larger market-rate housing development project.

**Infill**

(LCP) Development of vacant land (usually individual lots or left-over properties) within areas that are already developed.

**Infrastructure**

(LCP) Public services and facilities, such as sewage disposal systems, water supply systems, roads, fire protection services and schools.

**Integrated Pest Management**

(LCP) A system of controlling insect pests through a combination of techniques, including natural predators and biological controls, use of pest-resistant varieties, modifying environmental conditions, close monitoring of pest levels, and use of chemical pesticides only when needed as part of an overall control strategy.

**Intermittent Stream**

(LCP) A stream that normally flows for at least thirty (30) days after the last major rain of the season and is dry a large part of the year. Intermittent streams are typically designated by a dash and dots symbol on the largest scale United States Geological Survey topographic map available.

**Intermittent Wetland**

(LCP) Wetland areas where another land use, such as agriculture, takes place during certain times of the year.

**Invasive Species**

(LCP) Non-native species which disrupt and replace native species. (See Exotic Species.)

**Laboratory, Biomedical**

(LCP) Any facility that is specially equipped for medical or pharmaceutical experimentation, testing, procedures, research, development, or production, excluding any equipment that is used exclusively for the injection of biological agents, the drawing of blood from animals, or the separation of animal blood into serum and plasma. (Added by Res. 390-97)

**Land Clearing**

(LCP) The removal of vegetation down to duff or bare soil, by any method.

**Landslide-Prone Areas**

(LCP) An area with a high potential for landsliding, such as old landslide deposits, very steep slopes, areas within or adjacent to fault zones, and areas with adverse geological formations which are susceptible to failure.

**Land Use**

(LCP) The occupation or utilization of land or water area for any human activity or any defined purpose.

**Large Residential Development**

(LCP) A project of 20 or more residential units.

**Lateral Access**

(LCP) A path or trail which runs parallel to or along the shoreline. Widths of lateral access may vary, but in areas where sandy beaches exist they generally include a minimum of 25 feet of dry sandy beach

**Ldn -- Day-Night Average Sound Level**

(LCP) 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 (10 p.m. to 7 a.m.)

**Least Disturbed Watersheds**

(LCP) Watersheds which are relatively undisturbed by development and worthy of recognition for their importance and designated for their continued protection. Least Disturbed Watershed areas serve water supply, recreation and wildlife habitat functions, as well as provide a scenic backdrop; they have clear running streams, a high percentage of old growth redwoods, few roads, and almost no residential development.

**Livestock**

(LCP) Any grazing, browsing or similar equine, porcine, bovine, ovine, or other ruminant, including but not limited to any horse, pony, mule, donkey, pig, hog, cow, ox, sheep, goat, or llama, excepting those prohibited by County Code Chapter 6.12. (Added by Res. 390-97)

**Local Agency Formation Commission (LAFCO)**

(LCP) Each county in California has a Local Agency Formation Commission. In Santa Cruz County, LAFCO is made up of two members of the Board of Supervisors, two members of City Councils in Santa Cruz County chosen by the Mayors' Select

Committee, and a fifth member appointed by the other four. LAFCO 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; and can approve, disapprove, or conditionally approve these proposals.

**Locally Unique**

(LCP) A native biotic resource growing in its native state whose presence is unusual and of special interest due to extremities of range, special soil types, or unusual association with other species.

**Local Coastal Program**

(LCP) A local government's (a) land use plans, (b) zoning ordinances, (c) zoning district maps, and (d) within sensitive coastal resource areas, other implementing actions, which, when taken together, meet the requirements of, and implement the provisions and policies of, the Coastal Act at the local level.

**Major Vegetation**

(LCP) Vegetation is defined as "major" on a site-specific basis, depending on its size, extent, variety, uniqueness, and relation to the environment in which it is located.

**Marsh**

(LCP) Any area designated as marsh or swamp on the largest scale United States Geological Survey topographic map most recently published. These are usually areas covered periodically or permanently with shallow water, either fresh or saline.

**Matrix System**

(LCP) A clear set of criteria which determines residential densities within General Plan density ranges based on consideration of site resources and constraints and available public services and facilities.

**May**

A permissive term which leaves full discretion to the County.

**Mean Rainy Season (Bankfull) Flowline**

(LCP) the line at the edge of the channel of a perennial or intermittent stream which marks the level of flow (discharge) that statistically occurs on the average of once every 1.5 years. The line is generally marked by a distinct change in the channel cross-section and the occurrence of permanent woody vegetation.

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**Minimum Economic Farm Unit**

(LCP) An area of farmland of sufficient size to provide a

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return to land and capital investment or a return to cover costs of a new investment.

**Minimum Fire Protection Standards**

(LCP) An established level of service by the responsible fire department for protecting property against damage or destruction by fire. The two most commonly used standards measure available water flow rates in gallons per minute, and response time from the station to the property measured in minutes.

**Minipark**

Small neighborhood park of approximately one acre or less.

**Mitigation**

(LCP) Actions taken to eliminate or alleviate environmental impacts identified in the environmental review process established by CEQA.

**"Mode" of Travel**

The type of transportation used (e.g., automobile, taxi, bus, railroad) in making a trip.

**National Ambient Air Quality Standards**

(LCP) The state and federally prescribed level of pollutants in the outside air that cannot be exceeded legally during a specified time in a specified geographical area.

**Native American Cultural Site**

Any mound, midden, cave, place of settlement, burial ground, ceremonial ground, mine, trail, rock art, or other feature or location which contains either human remains or artifacts of Native Californians and which is at least 100 years of age.

**Natural Materials**

(LCP) Materials which replicate the natural land form as much as possible; e.g., for shoreline protection structures, rip rap would be preferable to a concrete wall.

**Neighborhood Access**

(LCP) Shoreline access for use by local residents, with limited improvements and signing only at the trailhead. (See Shoreline Access.)

**Net Developable**

(LCP) The portion of a parcel which can be used for density calculations. Public or private road rights-of-way and land not developable (see definition of "Developable Land") are not included in the net developable acreage (land) of a parcel.



