

**Section XII**

**GLOSSARY**

## GLOSSARY OF COMMONLY USED PLANNING AND ENVIRONMENTAL TERMS

- Abatement** - The method of reducing the degree or intensity of a public nuisance or pollution.
- Absorption** - The penetration of a substance into or through another.
- Acclimation** - The physiological or behavioral adjustments of an organism to changes in its immediate environment.
- Access Road** - Road extending across private or government land from a public road to the right-of-way.
- ADR** - This abbreviation stands for average daily trips and serves as a measurement of road use.
- Adverse Impact** - This term applies to the effects of an action or project which has negative consequences for the physical, social or economic environment.
- Aeration** - The process of being supplied or impregnated with air.
- Aeration** is used in waste water treatment to foster biological and chemical purification.
- Agricultural Preserve** - Land designated for agriculture, recreation, foothill pasture, or conservation based on the County General Plan subject to size and zoning conditions.
- Air Pollution** - The presence of contaminants in the air in concentrations that prevent the normal dispersive ability of the air and that interfere directly or indirectly with man's health, safety or comfort or with the full use and enjoyment of his property.
- Alluvial** - Deposited by stream action.
- Ambient** - Surrounding on all sides, used to describe measurements of existing conditions.
- Aquifer** - Underground bodies of water or water bearing layers of rock, sand or gravel.
- Aquifer Recharge Area** - Area of land usually adjacent to bodies of water or stream which allows water to filter to subsurface aquifers.
- Archaeological** - Relating to the material remains of past human life, culture or activities.
- Arterial** - A major street carrying large volumes of relatively high speed traffic of local and collector streets to and from freeways and other major streets, with controlled intersections and generally providing direct access to properties.
- Attenuation** - To lessen the amount, force or severity.
- Bedrock** - The solid rock underlying unconsolidated surface material such as soil or gravel.
- Biota** - All the species of plants and animals occurring within a certain area.
- BTU** - "British Thermal Unit" The amount of heat required to raise the temperature of one pound of water one degree Fahrenheit at its point of maximum density.
- California Land Conservation Act** - Also known as the Williamson Act and established in 1965, this act provides a program whereby counties can support the preservation of agricultural land. The program entails a contract between the County and an owner of land whereby the land is taxed on the basis of its use rather than market value. The land becomes subject to certain enforceable restrictions and certain conditions need to be met prior to the agreement.
- Carbon Dioxide** - A colorless, odorless, non-poison gas that is a normal part of the atmosphere.
- Carbon Monoxide** - A colorless, odorless, highly poisonous gas. This gas is produced by automobiles and other machines with internal combustion engines that imperfectly burn fossil fuels such as oil and gas.
- Clay-Pan** - A dense compact layer in the subsoil having a much higher clay content than the overlying material. Claypans are usually hard when dry, plastic and sticky when wet, and impede the downward movement of water, air and plant roots.
- Collector** - A street for traffic moving between arterial and local streets, generally providing direct access to properties.
- Community Noise Equivalent Level** - Community noise equivalent level (CNEL) is a scale which takes account of the magnitude and duration of all noise events received at a point. Weighting factors are included which place greater importance upon noise events occurring during the evening hours (7-10 p.m.) and even greater importance upon noise events at night (10 p.m. to 6 a.m.). It is measure in decibels.
- Conservation** - Planned management of a natural resource to prevent exploitation, destruction or neglect.
- Critical Facility** - Includes facilities housing or serving many people or otherwise posing unusual hazards in case of damage from or malfunction during an earthquake, such as hospitals, fire, police and emergency service facilities, utility "lifeline" facilities, such as water, electricity, and gas supply, sewage disposal, and communications and transportation facilities.
- Decibel** - Abbreviated "db", the decibel is a unit of measurement of the intensity of sound. The common abbreviation dba represents decibel measurement of sound or the A scale which approximates the auditory or hearing sensitivity of the area.
- Deposit** - Natural accumulation of material such as minerals or material left in a new position by natural transportation such as wind and water.
- Differential Settlement** - Also known as subsidence which represents the compaction of loose soils at differing rates causing a change in surface elevation.
- Ecology** - The inter-relationship of living things to one another and their environment or the study of such inter-relationships.
- Effluent** - A waste or pollution discharged for a specific source.
- Emission Standard** - The maximum amount of pollutant legally permitted to be discharged from a single source, either mobile or stationary.
- 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.
- Environment** - The combination of all external influences and conditions affecting life, development and ultimate survival of an organism including man.

Geological - Pertaining to rock or solid matter.

Geotechnical evaluation - A professional evaluation using scientific methods and engineering principles of geology, geophysics, hydrology, and related sciences.

Ground Cover - Grasses or other plants grown to keep soil from being blown or washed away.

Ground Failure - Mudslide, landslide, liquefaction, or the seismic compaction of soils.

Groundwater - Water within the earth that supplies wells and springs.

Groundwater Table - Fluctuating level of groundwater within the earth; high during rainy season; low during dry season.

Gully - A channel resulting from erosion caused by concentrated but intermittent flow of water which is deep enough to interfere with normal tilling operations.

Habitat - The place or type of site where a plant or animal naturally or normally lives and grows.

Hardpan - A hardened soil layer caused by cementation of soil particles with organic materials or other matter.

Hazardous Building - A building that may be hazardous to life in event of an earthquake because it:

- (1) Was constructed prior to the adoption and enforcement of local codes requiring earthquake resistant design of buildings;
- (2) Is constructed of unreinforced masonry; or,
- (3) Exhibits any one of the following characteristics:
  - Exterior parapets and ornamentations that may fall on passers-by;
  - Exterior walls that are not anchored to the floors, roof, or foundations;
  - Sheeting on roofs or floors incapable of withstanding lateral loads;
  - Large openings in walls that may cause damage from torsional forces; or
  - Lack of an effective system to resist lateral forces.

Hazardous Material - An injurious substance, including pesticides, herbicides, toxic metals and chemicals, liquefied natural gas, explosives, volatile chemicals and nuclear fuels.

Herbaceous - Vegetation having little or no woody fiber and lasting usually for only one growing season.

Historic Landmark - An existing structure or monument which serves as a unique reminder of social, economic or political history of Clayton.

Historic Resources - Includes, but is not limited to any object, building, structure, site, area or place which is historically or archeologically significant, or is significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California (Public Resources Code Section 5020.1)

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Epicenter - Part of the earth's surface directly above the focus of an earthquake.

Erosion - The wearing away of the land surfaces by running water, wind and ice.

Expansive Soils - Soils which swell when they absorb water and shrink as they dry. Primarily found in clays.

Expressway - An arterial highway with full or partial control of access and with some intersections at grade.

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

Active Fault - A fault that has moved recently and which is likely to move again. For planning purposes, "active fault" is usually defined as one that shows movement within the last 11,000 years and can be expected to move within the next 100 years.

Potentially Active Fault - (1) A fault that last moved within the Quaternary Period before the Holocene Epoch (the last 2,000,000 to 21,000 years); (2) A fault which, because it is judged to be capable of ground rupture or shaking, poses an unacceptable risk for a proposed structure.

Inactive Fault - A fault which shows no evidence of movement in recent geologic time and no potential for movement in the relatively near future.

Fire Break - A natural or artificial barrier where plants have been removed for fire-control purposes.

Fire Hazard Severity Scale - A system of classifying and delineating wildland areas of varying potential for fire using three criteria: fuel loading (in terms of wildland plants); weather; and slope.

Fire Hazard Zone - An area where, due to slope, fuel, weather, or other fire-related conditions, the potential loss of life and property from a fire necessitates special fire protection measures and planning before development occurs.

Flood - A temporary overflow of a watercourse onto lands that are used or usable by man and not normally covered by water.

Flood Plain - The relatively flat area or lowlands adjoining a river, stream, watercourse, ocean or lake which have been, or may be covered by water.

Freeway - A road serving high-speed traffic with no crossing interrupting the flow of traffic (i.e., no crossings at grade).

Fuel Break - A wide strip of land on which plants have been thinned, trimmed, pruned or changed to types which burn with lower intensity so that fires can be more readily put out.

Fuel Loading - The quantity of plants and other fuel per unit of land area.

Fuel Management or Fuel Modification - The use or removal of plants in the wildlands to reduce the intensity of an approaching wildfire and to enhance the ability to prevent or fight fires which preserving and enhancing environmental quality.

**Historic Site** - A unique reminder of Clayton or Contra Costa County history indicating where an important building stood, where an important event took place, or where something such as an Indian Village or pioneer community was located.

**Hydrocarbons** - A family of compounds containing carbon and hydrogen in various combinations. They are emitted into the atmosphere from manufacturing, storage and handling, or combustion of petroleum products and through natural processes. Certain hydrocarbons interact with nitrogen oxides in the presence of intense sunlight to form photochemical air pollution.

**Igneous Rock** - Rock formed from the cooling and solidification of molten matter within the earth.

**Impact** - Effect of any direct man-made actions or indirect repercussions of man-made actions on existing physical, social or economic conditions.

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

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

**Improvement** - Term used to indicate structured or utility additions on a vacant parcel of land.

**Indirect Source Pollution** - Generally water or air pollution generated by an area rather than at a specific point. A dust storm is a form of indirect source air pollution.

**Infrastructure** - The physical systems and services which support development and people, such as streets and highways, transit services, airports, water and sewer systems, and the like.

**Intermediate Regional Flood** - A flood that could occur about once in a 100 years, although it may occur in any given year due to a combination of meteorological conditions.

**Inversion** - An atmospheric condition where a layer of cool air is trapped by a layer of warm air so that it cannot rise. Inversions spread polluted air horizontally rather than vertically so that contaminating substances cannot be widely dispersed. An inversion of several days can cause an air pollution episode.

**Land Capability Classification (U.S. Soil Conservation Service)** - A grouping of soils into classes (I-VIII), subclasses, and units according to their suitability for agricultural use, based on soil characteristics and climatic conditions.

**Land Classification** - The arrangement of land units into various categories based upon the properties of land or its suitability for some particular purpose.

**Landslide** - A general term for a falling mass of soil or rocks.

**Ldn** - This abbreviation stands for aural level day-night noise contours. It serves as a noise exposure estimation technique which divides the day into two time periods and estimates noise in decibels.

**Leachate** - Commonly chemical and biological particles carried by water as a result of rain water percolating through waste materials.

**Leaching** - The removal of materials in solution from soil.

**Less-than-Free Purchase** - Acquisition of a partial interest in land.

**Acquisition of Easements** - California cities and counties may purchase or accept "open-space" and "conservation" easements, whereby the property owner relinquishes for a period of time or in perpetuity the right to alter the property in a manner that will disturb the open-space character of the land (Government Code Sections 51070 et seq. and Civil Code Sections 815 et seq.) Easements may also be employed to preserve historic resources and provide public access through private land.

**Levee** - A man-made embankment to prevent flooding.

**Liquifaction** - A process by which water-saturated granular soils transform from a solid to a liquid state because of a sudden shock or strain.

**Local Road** - A roadway that provides local access to abutting properties, mainly used by passenger vehicles. This type of road has the lowest traffic volumes and permitted speeds.

**Local Scenic Highway** - A segment of a state or local highway or street that a city or county has designated as "scenic".

**Local Street** - A street providing direct access to properties and designed to discourage through-traffic.

**Major Collector Street** - A roadway that collects traffic from two or more minor collector streets and carries to community center or high volume traffic way. This roadway generally allows medium speeds in urban areas and higher speeds in rural areas.

**Marsh** - Periodically wet or continually flooded areas with the surface not deeply submerged.

**Maximum Credible Earthquake** - The most severe earthquake that appears capable of occurring, based on present information, including (a) the seismic history of the area; (b) the length of significant faults within 100 kilometers; (c) the type(s) of faults; and, (d) the tectonic or structural history of the region.

**Meander** - A turn or winding of a stream.

**Metamorphic Rock** - Rock derived from pre-existing rock through heat and pressure.

**Micro Climate** - Small scale differences in climate caused by localized wind patterns, solar exposure and shelter.

**Micro Relief** - Small scale, local difference in topography, including mounds, swales or pits.

**Minerals** - Inorganic substances such as gold, iron, and nickel, and compounds formed from such organic substances as natural gas, petroleum, coal and peat.

**Minimum Fire Flow** - A rate of water flow that should be maintained to halt and reverse the spread of fire.

**Parent Material** - The unconsolidated and weathered mineral or organic matter that makes up part of a soil.

**Particulate** - Finely divided solid or liquid particles in the air on an emission. Particulates include dust, smoke fume, mist spray and fog.

**PPM** - An abbreviation which stands for 'parts per million', generally used in determining the quantity of a pollutant in another substance such as air or water.

**Peat** - Unconsolidated soil material consisting largely of undecomposed organic matter under conditions of excessive moisture.

**Percolation** - The downward movement of water through soil.

**Permeability** - The eases with which gases, liquids or plant roots penetrate or pass through a bulk mass of soil or a layer of soil.

**Photochemical Oxidants** - Secondary pollutants formed by the action of sunlight on the oxides of nitrogen and hydrocarbons in the air; they are the primary contributors to photochemical smog.

**Photochemical Smog** - Air pollution associated with oxidants rather than with sulfur oxides, particulate, etc. Produces necrosis, chlorosis and growth alterations in plants and an eye and respiratory irritant in humans.

**Plan Proposal** - An explanation of how policies specifically apply to an area. Example: "Establish a green-belt along River X running from point Y to point Z." Note: A plan proposal can also take the form of a diagram.

**Policy (1)** - A collective term describing those parts of a general plan that guide action, including goals, objectives, policies, principles, plan proposals and standards in both the text and diagrams.

**Policy (2)** - A specific statement guiding action and implying clear nature preserves shall be limited to those activities which are compatible with maintaining the environment with a minimum of disruption, such as hiking or horseback riding."

**Pollutant** - Any introduced gas, liquid or solid that makes a resource unfit for a specific purpose.

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

**Principle** - An assumption guiding plan proposals, standards and implementation. Example: "A neighborhood is bounded by arterial streets which carry through-traffic and which are located so as to avoid unnecessary traffic within the neighborhood."

**Rare Species** - A species of animal or plant which is not presently threatened with extinction but is in such small numbers throughout its range that it may be endangered if its environment worsens.

**Reclamation** - Irrigation or other methods by which land which is unfarmable or marginally farmable becomes more productive.

**Recreational Trails** - Public areas that include pedestrian trails, bikeways, equestrian trails, boating routes, trails and areas suitable for use by physically handicapped people, trails and areas for off-highway recreational vehicles and cross-country skiing trails.

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**Minor Collector Street** - A roadway that collects vehicles from local streets and carries these vehicles to locally important traffic generators. Roadway generally allows low speed travel.

**Mobile Source Pollution** - A moving source of pollution commonly referring to air pollution caused by automobiles.

**Monitoring** - Periodic or continuous determination of the amount of pollutants or radio-active contamination present in the environment.

**Mudslide (Mudflow)** - A flow of very wet rock and soil.

**National Ambient Air Quality Standards - (NAAQS)** The prescribed level of pollutants in the outside air that cannot be exceeded legally during a specified time in a specified geographical area.

**Nitric Oxide - (NO)** A gas formed nitrogen and oxygen when combustion takes place under high temperature and high pressure, as in internal combustion engines. NO is not itself a pollutant, however, in the ambient air, it converts to nitrogen dioxide, a major contributor to photochemical smog, which results in eye irritation, aerosol formation and plant damage.

**Nitrogen Dioxide - (NO<sub>2</sub>)** A compound produced by the oxidation of nitric oxide in the atmosphere, a major contributor to photochemical smog, which results in eye irritation, aerosol formation and plant damage.

**Node** - A geographical point at which roads or other linear features end, originate or cross.

**Noise** - Any sound which is undesirable because it interferes with speech and hearing, or is intense enough to damage hearing, or is otherwise annoying. Noise, simply, is "unwanted sound".

**Non-Renewable Natural Resources** - Inanimate resources that do not increase significantly with time and whose use diminishes the total stock (e.g., minerals and fossil fuels).

**Objective** - A measurable goal. Example: "To reduce peak-hour traffic congestion to a service level 'C' by 1984."

**Official County Scenic Highway** - A segment of a county highway the Director of the Department of Transportation (CALTRANS) has designated as "scenic".

**Official State Scenic Highway** - A segment of a state highway identified in the Most Plan of State Highways Eligible for Official Scenic Highway Designation and designated by the Director of the Department of Transportation (CALTRANS).

**Overdraft** - Removal of water from an underground source at a rate higher than replenishment.

**Oxidant** - Substances conforming oxygen that react chemically in the air to produce new substances. Such substances contribute to smog.

**Oxides** - A combination of oxygen and some other chemical element.

**Paratransit** - Transportation systems, such as jitneys, car pooling, van pooling, taxi service and dial-a-ride arrangements.

**Rehabilitation** - The process by which unsafe or dilapidated residential structures are brought up to building code standards.

**Renewable Natural Resources** - Resources that can be replaced by natural ecological cycles or sound management practices (e.g., forests and plants).

**Riparian** - Pertaining to areas adjacent to streams or other bodies of water.

**Riparian Habitat** - The land and plants bordering a water course or lake which provides cover for numerous types of wildlife.

**Runoff** - That portion of rain or snow which does not percolate into the ground and is discharged into streams instead.

**Recent Geologic Time** - Post glacial period within the last 10,000 years.

**Scenic Highway Corridor** - The visible area outside the highway's right-of-way, generally described as "the view from the road".

**Scenic Route** - A highway, road, drive or street which in addition to its transportation function, provides opportunities for enjoyment of natural and man-made scenic resources where aesthetic values are protected and enhanced.

**Sedimentation** - Deposit of small particles carried by water.

**Seismic** - Caused by or subject to earthquakes or earth vibrations.

**Significant Effect** - Both beneficial and detrimental impacts on the environment. Includes environmental consequences of both a primary and secondary nature. May include, but is not limited to, significant changes in the region's air, water and land resources.

**Soil** - The unconsolidated material on the immediate surface of the earth created by natural forces that serves as a natural medium for growing land plants.

**Soil Liquefaction** - A phenomenon in which saturated cohesionless soil temporarily loses its strength when subject to dynamic forces, such as earthquakes.

**Soil Profile** - Description of depth and composition of soil layers.

**Special Treatment Areas** - Specific areas that have been legally designated and described by the appropriate public agency or commission as: wild and scenic rivers, scenic highways, historic and archaeological sites, ecological reserves, key habitats of endangered plants and animals; national, state, regional, county and municipal parks; and those areas within 200 feet of a highway. In special treatment areas, the Department of Forestry requires silvicultural methods to be compatible with the objectives for which the special treatment area was established.

**Standard** - A specific, often quantified guideline defining the relationship between two or more variables. Standards can often directly translate into regulatory controls. Example: "Three to six dwelling units per net acre (low-density residential)."

**Standard Project Flood** - A flood which may be expected as a result of the most severe combination of meteorological conditions.

**Stationary Source Pollution** - Commonly air or water pollution that is produced at a specific location.

**Subsidence** - The gradual, local settling or sinking of the earth's surface with little or no horizontal motion. (Subsidence is usually the result of gas, oil or water extraction, hydrocompaction, or peat oxidation, and not the result of a landslide or slope failure.)

**Surface Rupture** - A break in the ground's surface and associated deformation resulting from the movement of a fault.

**Transit** - Urban and suburban rail and bus systems and ferryboats.

**Transportation System Management (TSM)** - A cooperative process involving all transportation agencies in an urban area attempting to increase the efficiency of a transportation system through low-cost and relatively short-term actions. TSM typically includes traffic controls, improved public transportation, regulatory and pricing measures, and improvements to the management of the existing transportation system.

**Topography** - Configuration of a surface including its relief and position of natural and man-made features.

**VMT** - Abbreviation for 'vehicle miles traveled' representing average daily traffic at any particular section of road multiplied by the distance of that segment of road.

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

**Water Table** - The upper surface of groundwater.

**Weathering** - All physical and chemical changes produced in rocks.

**Wild and Scenic Rivers** - Free-flowing rivers with extraordinary scenic, recreational, fishing or wildlife values which have been designated by the State Legislature and for which management plans must be prepared.

**Wildland** - A nonurban, natural area which contains uncultivated land, timber, range, watershed, brush or grasslands.

# SUMMARY OF General Plan ELEMENT Guidelines

ELEMENT	AUTHORITY: GOV. CODE	SCOPE, NATURE & INTENT	METHODOLOGY	IMPLEMENTATION
Land Use	65302(a) Distribution, location & extent of land use for housing, business, industry, open space including agriculture, rural resources, recreation, and sites of scenic beauty; building and education, public building and grounds; solid and liquid waste disposal facilities and other categories; and other categories. To include statement of standards for population density and intensity and identification of areas subject to flooding.	1. Identify land use issues, goals, objectives, and policies. 2. Describe land use patterns. 3. Establish means to implement objectives including standards and other measures. 4. Promote a balanced and functional mix of land uses consistent with community values. 5. Guide public and private investment reflecting the opportunities and constraints affecting land use from other elements. 6. Reduce injury and damage caused by flooding policies, plan proposals, and standards for: 1. Amount, location, mix, distribution, density and intensity of various land uses. 2. Location of residential development close to employment and services. 3. New development and public facilities. 4. Infrastructure improvement.	Gather and analyze data regarding the following: 1. Demographic baseline and trends 2. Need for services 3. Economic factors and trends including land consumption activities, commercial demand and industrial specialization 4. Natural physical features including topography, geology, climate, hydrology, air quality, vegetation and wildlife 5. Existing land use and circulation trends 6. Development capacity 7. Create linkages between goals and methods of implementation. 8. Identify flood plain areas and development standards. 9. Assess needs and existing water, sewer, drainage and solid waste disposal facilities.	1. Prepare and adopt specific plans. 2. Revise zoning ordinance text and map for consistency. 3. Revise subdivision ordinance for consistency. 4. Develop a system to regulate growth. 5. Designate redevelopment areas and program. 6. Develop land banking. 7. Create urban service areas. 8. Adopt Annexation policies. 9. Develop plans and programs for Econ Dev. 10. Establish LEDC. 11. Place flood plain areas in special zones. 12. Locate schools and enact public facility dedications. 13. Locate public facility site. 14. Develop CIP for sites and improvement for sewer, water drainage, parks and other. 15. Assess fiscal impacts at new development on public facilities.
Circulation	65302(b) General location and extent of existing and proposed thoroughfares, transportation routes, terminals, and other local utilities and facilities correlated with land use element.	Policies, plan proposals and standards for: 1. Mix of transportation systems in community 2. Development and improvement of streets 3. Circulation and design of streets in new development 4. On-street/off-street parking 5. Development and improvement of bike routes, transit, pedestrian facilities, rail facilities, waterway facilities, aviation facilities, pipelines, and transmission facilities To coordinate transportation and circulation system with planned land uses.	Assessment of current status: 1. Adequacy of existing street and highway system and need for expansion and improvements. 2. Local traffic assignment to capacity. 3. Traffic accident data. 4. Adequacy of off-street and on-street parking. 5. Determination of transit dependent and needs determination 6. Adequacy of existing transit services and facilities. 7. Adequacy of existing bicycle routes and facilities. 8. Adequacy of pedestrian facilities. 9. Adequacy of water related facilities. 10. Inventory of rail facilities. 11. Adequacy of aviation facilities. 12. Inventory of transmission lines and pipelines.	1. Modify parking standards to achieve circulation goals and policies. 2. Amend subdivision ordinance to require dedication of bicycle routes, transit facilities, and development CIP for right of way acquisition and improvement. 3. Establish special assessment for street improvements. 4. Construction of bridges and parking provision. 5. Undertake projects to promote bicycle use. 6. Promote car and van pooling. 7. Establish long term needs for right of way.
Conservation (Natural Resource Perspective)	65302(d) Conservation, development and utilization of natural resources, water, hydraulic force, forests, soils, rivers, harbors, fisheries, wildlife, minerals and other. Regulation, control, protection, regulation of stream channel land, protection of watersheds, location and evaluation of rock, sand and gravel resources.	1. Promote the protection, maintenance and use of natural resources. 2. Prevent wasteful exploitation, destruction and neglect. 3. Recognized resources must be maintained for their ecological value as well as their direct benefit. 4. Regulate intensity of resource development. 5. Prevent water quality deterioration. 6. Provide adequate water. 7. Protection, use and development of agricultural lands, soils, mineral resources, fish and wildlife. 8. Plans for uses adjacent to mineral resources.	Inventory 1. Water resources - capacity of streams and water bodies, historical use, delineation of boundaries of watersheds, aquifer recharge areas, flood plains, basins effects of weather, water quality. 2. Forest resources-type, location, amount, ownership, value for commercial production, wildlife protection, recreation, watershed and riparian resources. 3. Agricultural resources-identification, production. 4. Soils-classification, subjectivity to soil erosion. 5. Mineral resources-identification, description, location, habitat, location & type. 6. Rare and endangered species.	1. Place wetlands, estuaries, wildlife habitats in open space zoning districts. 2. Buffer critical areas and habitats. 3. Adopt standards to minimize runoff. 4. Zone for agriculture and timber resource. 5. Acquire easements or title along stream channels and significant resource areas. 6. Grading ordinance to prevent pollution. 7. Slope density ordinance. 8. Mineral extraction and reclamation. 9. Use native or low vegetation.

ELEMENT	AUTHORITY: GOV. CODE	SCOPE, NATURE & INTENT	METHODOLOGY	IMPLEMENTATION
Open Space (Aesthetic-Recreational Perspective)	65560 Open space is defined as any unimproved parcel devoted to following: 1. Preservation of natural resources. 2. Managed production of resources recharge of ground water and mineral deposits. 3. Preservation of areas of scenic value and recreation. 4. Preservation of natural and safety in hazard areas.  65561 - objectives 65562 - Recognize value, establish plans.	Objectives 1. Preservation for production of food & fiber, scenic beauty & recreation. 2. Discouraging premature and unnecessary conversion. 3. Preservation in anticipation of population growth. 4. Coordination of plans among jurisdictions. 5. Promotion of general welfare. 6. Policies, plan proposals and standards. 7. Parks acquisition, development and management. 8. Protect scenic highway corridors. 9. Protect wild rivers. 10. Protect areas of outstanding beauty. 11. Protect archeological sites. 12. Preserve historically and arch significant site. 13. Protect and improve water access. 14. Protect and improve trails & facilities.	1. Inventory of public & private open space. a. Description of existing public & private parks & recreation facilities. b. Review of Fed, State, Regional & local park plans. c. Assessment of present and future demands. 2. Inventory of areas particularly suited for recreation. 3. Inventory of scenic highway corridors. 4. Inventory of historic & cultural resources. 5. Inventory of public access points. 6. Inventory of recreational trails & areas. 7. Prepare local goals policies and implementation measures in response to needs.	Consider following for open space zoning: 1. Areas subject to flooding. 2. Significant wildlife habitats. 3. Areas along fault lines. 4. Areas of geologic instability.  Adopt zoning district for historic or open structures. Adopt a sign ordinance. Develop CIP for park purchase & improvement. Identify need for park land dedication. Develop a program to purchase scenic easements. Promote development cluster and transfer.
Seismic/Safety	65302 (f) Identification and appraisal of susceptibility to surface ruptures from faulting, ground shaking, ground failures, sea waves, mudslides, slope stability, and other related hazards to reduce loss of life, injuries, property damage, economic and social displacement.  65302(L) Protection of the community from fires and geologic hazards, including features necessary for protection of circulation routes, sewerage, electrical, telephone, clearance, geological hazards.	1. General geological and seismic history for region and planning area. 2. Assessment for potential for surface rupture. 3. Assessment of potential for ground shaking. 4. Assessment of potential for ground failure. 5. Assessment of tsunami and seiche potential. 6. Assessment of seismic dam failure. 7. Assessment of slope stability. 8. Assessment of potential for cliff erosion. 9. Policies & standards for considering fire hazards in developed areas. 10. Policies for adequate fire protection. 11. Policies for adequate facilities of production use, storage & disposal of hazardous materials. 12. Routes for transporting hazardous materials. 13. Standards for development adjacent to hazardous areas. 14. Policies for emergency preparedness and evacuation.	Identification, historical data, geotechnical evaluation of: 1. Fault displacement. 2. Active and inactive faults. 3. Active and inactive faults. 4. Ground shaking potential. 5. Maximum credible earthquake. 6. Potential for landslide, mudslide liquefaction & soils compaction. 7. Identification of areas, facilities, development & people subject to inundation. 8. Landslide and mudslides. 9. Cliff erosion. 10. Subsidence resulting from extraction of ground water, gas, oil, geothermal resources; hydrocompaction & peat oxidation. 11. Status of availability & distribution of water. 12. Standards for spacing between structures & managing plants around buildings. 13. Standards for access circulation & minimum road widths around buildings.	1. Place hazardous areas in low density or open space. 2. Establish special hazard classifications. 3. Enact ordinances for hazard abatement. 4. Adopt UBC re lateral forces and grading. 5. Review seismic and geologic hazards. 6. Enact ordinances with minimum setbacks from cliff erosion areas. 7. Place wildland fire areas in special zones such as large lot, cluster or watershed. 8. Create fire hazard zoning & dev. standards. 9. Adopt UIC provisions for hazardous activities. 10. Review street systems for fire protection evaluation & transport of hazards. 11. Locate critical facilities outside hazardous areas. 12. Inspect structures of critical facilities. 13. Expand local technical capabilities. 14. Create seismic & geo hazards. 15. Create geologic abatement districts. 16. Provide low interest loans to bring buildings up to seismic standards. 17. Conduct public information for disaster prep. 18. Review emergency/evacuation plans. 19. Review street naming and numbering. 20. Create brush along fire hazard roadways. 21. Develop a hazardous spill plan. 22. Adopt "right to know" hazardous ordinances.
Noise	65302(g) Recognition of Office of Noise Control guidelines for the following: 1. Highways and freeways. 2. Airports and major local streets. 3. Railroad & rapid transit, and yards. 4. Airport and ground facilities. 5. Local industry. 6. Contributing stationary noise.  Noise to be expressed in CNEL values. Contours shall be prepared by monitoring & modeling. Noise contours shall be a guide for land use patterns minimizing exposure. Element shall include implementation and solutions.	Policies, plan proposals and standards: 1. Location & design of development near noise sources. 2. Protection of existing development from noise. 3. Location & design at transportation facilities to minimize noise effects. 4. Control of noise at source. 5. Office of Noise Control. 6. Develop strategies for abatement of noise exposure situations combining mitigation & zoning. 7. Protect acceptable and sensitive noise areas. 8. Use CNEL. 9. Element preparation process: 1. Noise environment definition. 2. Noise compatible land use planning. 3. Mitigating measures for noise control. 4. Enforcement.	1. Review complaints to identify sources and problem areas. 2. Identify basic sources & sensitive areas. 3. Conduct monitor survey around noise sensitive areas. 4. Noise sensitive areas to include schools, hospitals, rest homes, long-term medical facilities. 5. Noise sources to supply the following: a. Disturbance level of activity. b. Average noise level over time. c. Source location & proximity of impacted land use. 6. Noise contours to include: a. Near & long-term levels of growth & traffic. b. CNEL contours. c. SdB increments for 60 dB and over. 7. Noise inventory to include existing and projected population to be exposed. 8. Recommendations on mitigation measures and solutions to existing and foreseeable problems. 9. Specification of implementation in land use, circulation and zoning.	1. Amend ordinances to incorporate 6.0 principal standards and guidelines for noise. 2. Modify building codes to achieve appropriate acoustical construction. 3. Adopt community noise ordinance. 4. Increase enforcement of existing traffic regulations. 5. Establish minimum setbacks and require noise barriers in new residential developments. 6. Carry out public works to decrease local street noise (adequately paving, remove bumps, synchronize signals). 7. Develop procedures for processing complaints. 8. Hire an acoustical expert for reports. 9. Review truck routes. 10. Ensure public buildings are insulated. 11. State law requires noise insulation of multi-family development within the 60 dB contour. 12. Attain 45 dB CNEL in residential interiors.



ELEMENT	AUTHORITY: GOV. CODE	SCOPE AND NATURE	METHODOLOGY	IMPLEMENTATION
Housing	<p>65580 - Declaration of availability of housing vital to early attainment highest priority.</p> <p>2. Cooperation between public &amp; private.</p> <p>3. Cooperation on all government levels.</p> <p>4. Local governments must facilitate development to meet need of all economic segments.</p> <p>5. Recognition that local government must consider economic and environmental fiscal factors and community goals.</p> <p>65581 - Intent</p> <p>1. Assure that local government recognizes responsibility to meet state goals.</p> <p>2. Recognize each local gov. can best determine its efforts.</p> <p>3. Insure cooperation among local government.</p> <p>65582 - Content of existing and projected needs and a statement of goals, policies, quantified objectives &amp; programs for perservation improvement and development of housing. 5 year schedule of actions.</p> <p>65583 - Regional Share</p> <p>65584 - Consideration of Guidelines</p> <p>65585 - Submission requirements</p> <p>65587 - Court Action</p> <p>65588 - Element evaluation</p> <p>65589 - Disclaimer against</p> <p>1. Requirement to expend local revenues for subsidy, construction or acquisition.</p> <p>2. Disapproval of development.</p> <p>3. Local rent control actions or sale restrictions.</p> <p>65589.5 - Reduction in density cannot reduce density without specific findings.</p>	<p>Policies oriented toward the following:</p> <p>1. Preserving and conserving existing housing and neighborhoods.</p> <p>2. Preserving affordability in neighborhoods.</p> <p>3. Providing sites to accommodate a range of housing.</p> <p>4. Reducing effects of discrimination.</p> <p>5. Evaluating sites for moderate income housing.</p> <p>6. Addressing jurisdictions' responsibility for meeting special needs.</p> <p>7. Addressing special needs.</p> <p>8. Encouraging development of market rate housing.</p> <p>9. Removing government constraints.</p> <p>10. Converting condominiums and cooperatives.</p> <p>11. Relocating those displaced by redevelopment.</p> <p>12. Locating sites for rental housing, manufactured housing and mobilehomes.</p> <p>13. Using federal and state resources.</p> <p>14. Including of energy conservation features.</p>	<p>Regional perspective in trend analysis:</p> <p>1. Housing market demand</p> <p>2. Employment opportunities</p> <p>3. Availability of suitable sites &amp; facilities</p> <p>4. Commuting patterns</p> <p>5. Housing type and tenure</p> <p>6. Farm worker housing needs</p> <p>Assessment of immediate housing needs to include:</p> <p>1. Level of payment compared to ability to pay</p> <p>2. Overcrowding</p> <p>3. Housing stock conditions</p> <p>4. Special needs of large families, farm workers, elderly, handicapped, families with female head</p> <p>Analysis of existing and potential sites:</p> <p>1. Survey of vacant residential-zoned land including capacity &amp; infrastructure</p> <p>2. Survey of existing and potential redevelopment sites</p> <p>3. Survey of other sites suitable for residential development.</p> <p>Assessment constraints to maintenance improvement &amp; development of housing for all levels:</p> <p>1. Local land use controls &amp; development standards</p> <p>2. Local building codes &amp; their enforcement</p> <p>3. Onsite and offsite improvement requirements</p> <p>4. Local processing procedures</p> <p>5. Local fees and other exactions</p> <p>6. Non-government factors including price of land, financing, &amp; construction costs</p> <p>Analysis for energy conservation opportunities:</p> <p>1. Design and construction of units</p> <p>2. Design and construction of subdivisions</p> <p>3. Long-run benefits of energy conservation</p> <p>4. Rehabilitation and retrofit</p> <p>5. Proximity of res. development to facilities and service.</p>	<p>Quantified Objectives</p> <p>1. Maximum of housing units that can be constructed, rehabilitated, &amp; conserved within a 5-yr time frame based on needs, resources &amp; constraints. Objectives to be broken down by income categories &amp; tenure with numerical target.</p> <p>2. Identify adequate sites for development</p> <p>3. Assist in development of low &amp; moderate income housing</p> <p>4. Address &amp; remove government constraints</p> <p>5. Conserve &amp; improve condition of housing stock</p> <p>6. Promote equal housing opportunities</p> <p>Example programs:</p> <p>1. Provide density bonuses &amp; other incentives</p> <p>2. Adopt mixed use districts</p> <p>3. Adopt inclusionary zoning</p> <p>4. Designate housing opportunity sites</p> <p>5. Adopt employer participation programs</p> <p>6. Establish rental-only zones</p> <p>7. Allow mobilehomes on individual lots</p> <p>8. Establish equity sharing programs</p> <p>9. Promote second units</p> <p>10. Regulate condominium &amp; co-op conversions</p> <p>11. Regulate housing unit demolition &amp; conversion</p> <p>12. Require 1 for 1 replacement</p> <p>13. Establish rent control</p> <p>14. Preserve affordability through deed restriction</p> <p>15. Enforce codes</p> <p>16. Designate for energy conservation</p> <p>17. Eliminate discrimination in mobilehome parks</p> <p>18. Acquire land &amp; sell at lower price</p> <p>19. Develop cooperative housing</p> <p>20. Use development agreements to obtain housing</p> <p>21. Inventory public lands for sites</p> <p>22. Develop house sharing programs</p> <p>23. Develop information &amp; processing</p> <p>24. Establish housing authority or non-profit</p> <p>25. Rehabilitate residential hotels</p> <p>26. Combat red lining</p> <p>27. Conduct Article 34 elections</p>