Acres (Gross). The entire acreage of a site. Most communities calculate gross acreage to the centerline of proposed bounding streets and to the edge of the right-of-way of existing or dedicated streets.

Acres (Net). The portion of a site that can actually be built upon. The following generally are not included in the net acreage of a site: public or private road rights-of-way, public open space, and flood ways.

Annex. To incorporate a land area into an existing district or municipality, with a resulting change in the boundaries of the annexing jurisdiction. The City expands its city limits, and thereby the City's land area, through annexation.

Affordable Housing. Housing capable of being purchased or rented by a household with very low, low, or moderate income, based on a household's ability to make monthly payments necessary to obtain housing. Housing is considered affordable when a household pays less than 30 percent of its gross monthly income (GMI) for housing including utilities.

Alquist-Priolo Act, Seismic Hazard Zone. A seismic hazard zone designated by the State of California within which specialized geologic investigations must be prepared prior to approval of certain development.

Ambient Noise. Background noise level that surrounds a listener.

Arterial. See Roadway Designations.

Average Annual Daily Traffic (AADT). AADT is the average of 24-hour volume counts collected for every day in the year. However, very few locations are actually counted continuously in this way. Shorter duration counts are typically adjusted to estimate the Average Daily Traffic (ADT) by compensating for seasonal influence, weekly variation, and other variables.
### Glossary of Terms

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<th>Term</th>
<th>Definition</th>
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<tr>
<td><strong>Average Daily Traffic (ADT)</strong></td>
<td>ADT is the average of 24-hour counts collected over three to seven days.</td>
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<td><strong>Buffer</strong></td>
<td>An area designed to provide a separation between two, sometimes incompatible, land uses.</td>
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<td><strong>Capital Improvement Program</strong></td>
<td>A capital improvement program is a multi-year budgeting tool that programs capital facilities for construction or acquisition.</td>
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<td><strong>Clustered Development</strong></td>
<td>Development in which a number of dwelling units are placed in closer proximity than usual, or are attached, with the purpose of retaining open space area.</td>
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<td><strong>Collector</strong></td>
<td>See Roadway Designations.</td>
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<td><strong>Community Development Block Grant (CDBG)</strong></td>
<td>A grant program administered by the U.S. Department of Housing and Urban Development (HUD) on a formula basis for entitlement communities, and by the State Department of Housing and Community Development (HCD) for non-entitled jurisdictions. This grant allots money to cities and counties for housing rehabilitation and community development, including public facilities and economic development.</td>
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<td><strong>Congestion Management Plan (CMP)</strong></td>
<td>A mechanism employing growth management techniques, including traffic level of service requirements, development mitigation programs, transportation systems management, and capital improvement programming, for the purpose of controlling and/or reducing the cumulative regional traffic impacts of development. AB 1791, effective August 1, 1990, requires all cities, and counties that include urbanized areas, to adopt and annually update a Congestion Management Plan. Compliance by jurisdictions allows for increased gas tax funding.</td>
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<tr>
<td><strong>Creek/Stream</strong></td>
<td>A creek or stream, as defined by California Code of Regulations, is a body of water that flows at least periodically or intermittently through a bed or channel having banks and supports fish or other aquatic wildlife. This includes water courses having a surface or subsurface flow that supports or has supported riparian vegetation.</td>
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<td><strong>Critical Facility</strong></td>
<td>Facilities housing or serving many people which are necessary in the event of an earthquake or flood, 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.</td>
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Decibel (dB). A unit of measurement of the intensity of sound. The decibel scale is logarithmic, with each increase of ten decibels equaling ten times the intensity of sound.

dBA. The abbreviation for the “A-weighted” scale for measuring sound in decibels which weights or reduces the effects of low and high frequencies to better simulate the range of human hearing.

Dedication. The turning over by an owner or developer of private land for public use, and the acceptance of land for such use by the governmental agency having jurisdiction over the public function for which it will be used. Dedications for roads, parks, school sites, or other public uses often are made conditions for approval of a development by a city.

Dedication (In lieu of). Cash payments which may be required of an owner or developer as a substitute for a dedication of land, usually calculated in dollars per lot, and referred to as in lieu fees or in lieu contributions.

Density (Residential). The number of permanent residential dwelling units per acre of land. Densities specified in the General Plan may be expressed in units per gross acre or per net developable acre. Density can be controlled through zoning in the following ways: use restrictions, minimum lot-size requirements, floor area ratios, land use-intensity ratios, setback and yard requirements, minimum house-size requirements, ratios comparing number and types of housing units to land area, limits on units per acre, and other means. Allowable density often serves as the major distinction between residential districts. (See “Acres, Gross,” and “Developable Acres, Net.”).

Density Bonus. 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 10 percent of its units for very low-income households, or 50 percent of its units for seniors, is entitled to a density bonus.

Density Transfer. A way of retaining open space by concentrating densities, usually in compact areas adjacent to existing urbanization and utilities, while leaving unchanged historic, sensitive, or hazardous areas. In some jurisdictions, for example, developers can buy development rights of properties targeted for public open space and transfer the additional density to the base number of units permitted in the zone in which they propose to develop.
**Duplex.** A detached building under single ownership which is designed for occupation as the residence of two families living independently of each other.

**Dwelling Unit.** A building or portion of a building designed as the residence of one family.

**Elderly Housing.** Typically one- and two-bedroom apartments or condominiums designed to meet the needs of persons 62 years of age and older or, if more than 150 units, persons 55 years of age and older, and restricted to occupancy by them.

**Emergency Shelter.** A facility that provides immediate and short-term housing and supplemental services for the homeless. Shelters come in many sizes, but an optimum size is considered to be 20 to 40 beds. Supplemental services may include food, counseling, and access to other social programs.

**Endangered Species.** A species of animal or plant whose prospects for survival and reproduction are in immediate jeopardy from one or more causes.

**Exaction.** A contribution or payment required as an authorized precondition for receiving a development permit; usually refers to mandatory dedication (or fee in lieu of dedication) requirements found in many subdivision regulations.


**Floodplain, 100-Year.** The area that is inundated during a 100-year flood. A 100-year flood is a flood that has a 1-percent chance of being exceeded in any given year.

**Floodway.** As designated by the Federal Emergency Management Agency (FEMA), a floodway is the portion of the floodplain that is to be reserved for the passage of flood flows. The floodway is where the flood waters are likely to be the deepest and fastest. The floodway should be kept free from obstruction to allow floodwaters to move downstream.

**Freeway.** See “Limited Access Roadway” under Roadway Designations.

**Goals.** Goals are the ideals to strive for, or the desired state of things.

**Geologic Review.** The analysis of geologic hazards, including all potential seismic hazards, surface ruptures, liquefaction, landsliding, mudsliding, and the potential for erosion and sedimentation.
Ground Failure. Ground movement or rupture caused by strong shaking during an earthquake. Includes landslide, lateral spreading, liquefaction, and subsidence.

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

Hazardous Material. Any substance that, because of its quantity, concentration, or physical or chemical characteristics, poses a significant present or potential hazard to human health and safety or to the environment if released into the workplace or the environment. The term includes, but is not limited to, hazardous substances and hazardous wastes.

Historic; Historical. An historic building or site is one that is noteworthy for its significance in local, state, or national history or culture, its architecture or design, or its works of art, memorabilia, or artifacts.

High Occupancy Vehicle (HOV). Any vehicle other than a driver-only automobile (e.g., a vanpool, a bus, or two or more persons to a car).

Household. All those persons—related or unrelated—who occupy a single housing unit.

Infrastructure. Infrastructure means capital facilities (usually publicly owned) which provide for transportation and utility services. Infrastructure includes streets, highways, water lines, and storm and sanitary sewer lines.

Impervious Surface. Surface through which water cannot penetrate, such as roof, road, sidewalk, and paved parking lot. The amount of impervious surface increases with development and establishes the need for drainage facilities to carry the increased runoff.

Jobs/Housing Balance. For purposes of the General Plan, jobs/housing balance is defined as the reasonable opportunity for people to live and work within a defined area that generally encompasses the City's sphere of influence (SOI). The ratio of jobs to housing units in a community or the reasonable opportunity for people to live and work within the City's Sphere of Influence.

Landscaping. Planting—including trees, shrubs, and ground covers—suitably designed, selected, installed, and maintained as to enhance a site or roadway permanently.

L_{DN}. An abbreviation for average day-night sound level that places greater emphasis on noise generated between 10:00 pm and 7:00 am.
Level of Service (LOS). LOS is used to describe the traffic conditions at an intersection or on a segment of roadway based on service characteristics such as travel time, comfort, reliability, convenience, and safety. Since many of these items are hard to measure individually, methods have been developed to evaluate them using a numerical analysis based on the number and type of vehicles/drivers present. Intersections are typically evaluated based on peak-hour activity while roadway segments are evaluated for either daily or peak-hour activity.

Basically, as traffic volumes increase at an intersection or on a roadway segment, the quality of its service characteristics typically decrease. The resulting “Level of Service” is designated by a letter grade from “A” (the best) to “F” (the worst).

- **Level of Service A.** This represents the best roadway conditions, where vehicles are seldom impeded. At signalized intersections the majority of vehicles arrive on a green light, and at unsignalized intersections there is only minimal delay in crossing the intersection for motorists waiting at the stop sign. Examples of “LOS A” roadways in Gilroy are Thomas Road between Princevalle and Monterey, and Santa Teresa between Mantelli and Longmeadow. Intersection examples are Wren/Mantelli and Princevalle/Thomas.

- **Level of Service B.** On roadways with a “LOS B” rating, vehicles are slightly impeded but the delay is typically not bothersome. At both signalized and unsignalized intersections more vehicles will stop and wait than at an intersection operating at LOS A. An example of a LOS B roadway in Gilroy is Santa Teresa between First and Welburn. Intersection examples are Church/Third and Miller/First.

- **Level of Service C.** On roadways with a LOS C rating, the ability to maneuver and change lanes is more restricted. At signalized intersections the average delay to the driver increases and cycle failures (motorists waiting for two or more green lights to clear the intersection) may begin to occur. At unsignalized intersections the delay to vehicles at stop signs increases, with traffic backing up noticeably. An example of a LOS C roadway in Gilroy is First Street east of Santa Teresa. Intersection examples are Church/Sixth and Monterey/Leavesley (though only during the PM peak hour).

- **Level of Service D.** On LOS D roadways, speeds begin to decrease and the ability to maneuver becomes increasingly restrictive. At signalized intersections cycle failures are noticeable, cycle lengths are longer, and many vehicles will have to stop. At unsignalized intersections the delay to vehicles at
stop signs intensifies. A roadway example in Gilroy is First Street between Monterey and Church. There are no signalized intersections operating at LOS D but the unsignalized intersection at Kern/First is LOS D during the AM peak hour.

- **Level of Service E.** On LOS E roadways, speeds are significantly reduced and there is little room to maneuver. At signalized intersections cycle failures are frequent, cycle lengths are long, and the average delay to the motorist increases substantially. At unsignalized intersections the delay to traffic at stop signs increases to long delays and long backups. A LOS E roadway example in Gilroy is First Street between Hanna and Miller on Sunday. There are no signalized intersections operating at LOS E in Gilroy.

- **Level of Service F.** On LOS F roadways, speeds are very low and there is extreme difficulty in maneuvering. At signalized intersections many cycle failures occur and the delay to the motorist is high. At unsignalized intersections extremely long delays occur and there are often long backups. A roadway example in Gilroy is First Street between Church and Miller during the PM peak hour. There are no signalized intersections operating at LOS F in Gilroy.

**Liquefaction.** The transformation of loose, wet soil from a solid to a liquid state, often as a result of ground shaking during an earthquake.

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

**Mitigation.** An action that reduces the impact or effect of a development or project. For example, the visual impact of a building can be "mitigated" through architectural design features (e.g., stepping back upper floors or varying the roofline) or through landscape features (e.g., street trees or earth berms).

**Mixed-use.** Properties on which various uses, such as office, commercial, institutional, and residential, are combined in a single building or on a single site in an integrated development project with significant functional interrelationships and a coherent physical design. A "single site" may include contiguous properties.

**Multiple Family Building.** A detached building designed and used exclusively as a dwelling by three or more families occupying separate suites.
National Register of Historic Places. The official list, established by the National Historic Preservation Act, of sites, districts, buildings, structures, and objects significant in the nation's history or whose artistic or architectural value is unique.

Noise Contour. A line indicated on a map that connects points of equal noise level.

Open Space Land. Any parcel or area of land or water which is essentially unimproved and devoted to an open space use for the purposes of (1) the preservation of natural resources, (2) the managed production of resources, (3) outdoor recreation, or (4) public health and safety.

Peak Hour Volume. This is the highest volume that either passes a point on a roadway or enters an intersection during a period of 60 consecutive minutes. Intersection analyses typically use the highest 60 consecutive minutes in the morning and the afternoon.

Planning Area. The Planning Area is the land area addressed by the General Plan. Specifically, it is the land area within the 20-year planning boundary, as displayed on the Land Use Plan Map.

Policies. Policies establish a recognized community position on a particular issue. General Plan policies are set forth both as written text and as policy maps, such as the Land Use Plan. These are complimentary; written policies set forth the basic approach to be taken while the policy maps show the intended spatial application of the policies.

Programs. Specific actions have been identified that the City, either alone or in coordination with other entities, will try to undertake to implement the plan. For example, zoning must be consistent with the land use designations in the General Plan.

Rare Species. A plant species that exists in limited localities, small numbers, or in disappearing habitat; may become threatened or endangered.

Residential (Multiple Family). Usually three or more dwelling units on a single site, which may be in the same or separate buildings.

Residential (Single-family). A single dwelling unit on a building site.

Rezoning. An amendment to the map and/or text of a zoning ordinance to effect a change in the nature, density, or intensity of uses allowed in a zoning district and/or on a designated parcel or land area.
Ridgeline. A line connecting the highest points along a ridge and separating drainage basins or small-scale drainage systems from one another.

Riparian Habitat. Pertaining to areas adjacent to streams that support natural vegetation and wildlife.

Roadway Designations. There are four roadway classification designations in Gilroy:
- Local Access Streets
- Collectors
- Arterials
- Limited Access (includes freeways and expressways)

The definitions of these four categories are:
- Local Access Streets are the lowest level of street classification, with the lowest amount of traffic in the hierarchy of streets and the lowest average speed (typically 25 mph). Local Streets are intended to provide direct access to homes, businesses, and other uses that front directly onto them. They feed into other streets (typically Collectors) that are intended to carry more traffic, often at higher speeds. All Gilroy streets that are not classified as Collectors, Arterials, or Limited Access Roadways are considered to be Local Access Streets.

- Collectors are the next level in the hierarchy, typically carrying more traffic than a Local Street but having relatively low traffic speeds (25 to 35 mph). Collectors link Local Streets with Arterials or other Local Streets, and like Local Streets they provide direct access to abutting property. Examples of existing Collectors in Gilroy are Miller Avenue and Calle Del Rey.

- Arterials are designed to carry yet a higher volume of traffic than the Collector, at higher travel speeds (typically 35 to 45 mph). Arterials are typically longer than Collectors, often crossing the entire length of the community and linking Collectors to other Collectors as well as Limited Access Roadways such as expressways and freeways. Driveway access is limited, when possible, so that cars entering and exiting driveways do not interfere with the roadway's primary function of moving traffic. Examples of existing Arterials in Gilroy are Mantelli Drive and Thomas Road.

- Limited Access is the highest level of the hierarchy is the Limited Access Roadway. These roadways carry the highest volume of traffic at the highest speeds (typically 50 mph and over). They also carry a significant amount of traffic travelling between cities. Access points are often limited from every ¼ mile or greater for expressways to every ½ to 1 mile for freeways. Typi-
Glossary of Terms

cally, driveways do not directly access these roads. Examples of Limited Access Roadways in Gilroy are Santa Teresa Boulevard and Highway 101.

**Second Unit.** A self-contained living unit, either attached to or detached from, and in addition to, the primary residential unit on a single lot. Also referred to as an accessory unit, an in-law unit, or a “granny flat.”

**Single-family Dwelling (Attached).** A dwelling unit occupied or intended for occupancy by only one household that is structurally connected with at least one other such dwelling unit.

**Single-family Dwelling (Detached).** A dwelling unit occupied or intended for occupancy by only one household that is structurally independent from any other such dwelling unit or structure intended for residential or other use.

**Solar Access.** The provision of direct sunlight to an area specified for solar energy collection when the sun’s azimuth is within 45 degrees of true south.

**Special Concern.** An animal species considered by the State to be limited in distribution and potentially threatened but not officially listed.

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

**Standards.** (1) A rule or measure establishing a level of quality or quantity that must be complied with or satisfied. The State Government Code (Section 65302) requires that general plans spell out the objectives, principles, “standards,” and proposals of the general plan. Examples of standards might include the number of acres of park land per 1,000 population that the community will attempt to acquire and improve, or the “traffic Level of Service” (LOS) that the plan hopes to attain. (2) Requirements in a zoning ordinance that govern building and development as distinguished from use restrictions; for example, site-design regulations such as lot area, height limit, frontage, landscaping, and floor area ratio.

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

**Subdivision.** The division of a tract of land into defined lots, either improved or unimproved, which can be separately conveyed by sale or lease, and which can be altered or developed. “Subdivision” includes a condominium project as defined in California Civil Code Section 1350 and a community apartment project as defined in Section 11004 of the Business and Professions Code.
**Subdivision Map Act.** Division 2 (Sections 66410 et seq) of the California Government code, this act vests in local legislative bodies the regulation and control of the design and improvement of subdivisions, including the requirement for tentative and final maps. (See “Subdivision.”)

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

**Tenure.** The type of housing occupancy or ownership. There are two types of housing tenure—owner-occupied and renter-occupied.

**Threatened Species.** A plant or animal species which is likely to become endangered in the foreseeable future.

**Townhouse; Townhome.** A one-family dwelling in a row of at least three such units in which each unit has its own front and rear access to the outside, no unit is located over another unit, and each unit is separated from any other unit by one or more common and fire-resistant walls. Townhouses usually have separate utilities; however, in some condominium situations, common areas are serviced by utilities purchased by a homeowners association on behalf of all townhouse members of the association.

**Transportation Demand Management (TDM).** The transportation management technique in which local jurisdictions require businesses with more than 100 employees to implement programs to increase average vehicular ridership, thus reducing congestion on basic and regional routes. Adoption of a TDM ordinance is required for compliance with the provisions of Measure C and qualification for Local Street Maintenance and Improvement Funds.

**Trip.** A trip is a one-way journey from one place (origin) to a different place (destination). In traffic studies a “trip” is often used interchangeably with “trip-end.” A person traveling to a store, shopping, and then leaving is counted as having made two trips (or having two trip ends)—one to the store and one away from the store.

**Trip Generation.** This is an estimate of how many trips to and from a given land use will occur. For example, the average number of trips “generated” by a single family home is different from the average number of trips “generated” by an office building. Trip generation rates are developed from surveys across the United States and published by the Institute of Traffic Engineers for use in engineering studies. These rates are used in traffic analysis to estimate the potential traffic impacts of different land use decisions.
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**Uniform Building Code (UBC).** A national, standard building code which sets forth minimum standards for construction.

**Uniform Housing Code (UHC).** State housing regulations governing the condition of habitable structures with regard to health and safety standards and which provide for the conservation and rehabilitation of housing in accordance with the Uniform Building Code (UBC).

**Urban Services.** Utilities (such as water, gas, electricity, and sewer) and public services (such as police, fire, schools, parks, and recreation) provided to an urbanized or urbanizing area.

**Use.** The purpose for which a lot or structure is or may be leased, occupied, maintained, arranged, designed, intended, constructed, erected, moved, altered, and/or or enlarged in accordance with the City's zoning ordinance and General Plan land use designations.

**Use Permit.** The discretionary and conditional review of an activity or function or operation on a site or in a building or facility.

**Volume/Capacity Ratio (V/C).** V/C ratio is a quantitative estimate of the ratio of a street segment, or intersection, volume divided by its capacity. The V/C ratio can be calculated for either present or future conditions. V/C ratios can be translated into LOS standards. At a V/C ratio of 1.0, the roadway or intersection is operating at capacity. If the ratio is less than 1.0, the traffic facility has additional capacity. Although ratios slightly greater than 1.0 are possible, it is more likely that the peak hour will elongate into a “peak period.”

**Warrants.** Warrants provide a set of criteria to guide engineering professionals in determining whether or not an intersection is in need of a traffic signal or stop sign. For signal warrants the criteria are based on various characteristics including, but not limited to: traffic volume over various time periods, pedestrian volumes, accident experience, and motorist delay. Stop sign warrants use criteria that include, but are not limited to: roadway configuration, roadway classification, restricted view, accident history, vehicle volume, and pedestrian volume.

**Wetland.** Wetlands, as defined by the Army Corps of Engineers, are those areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions.
Williamson Act. Known formally as the California Land Conservation Act of 1965, it was designed as an incentive to retain prime agricultural land and open space in agricultural use, thereby slowing its conversion to urban and suburban development. The program entails a 10-year contract between the city and an owner of land whereby the land is taxed on the basis of its agricultural use rather than the market value. The land becomes subject to certain enforceable restrictions, and certain conditions need to be met prior to approval of an agreement.

Zoning. The division of a city by legislative regulations into areas, or zones, which specify allowable uses for real property and size restrictions for buildings within these areas; a program that implements policies of the General Plan.

Zoning, Incentive. The awarding of bonus credits to a development in the form of allowing more intensive use of land if public benefits—such as preservation of greater than the minimum required open space, provision for low- and moderate-income housing, or plans for public plazas and courts at ground level—are included in a project.

Zoning Map. Government Code Section 65851 permits a legislative body to divide a county, a city, or portions thereof, into zones of the number, shape, and area it deems best suited to carry out the purposes of the zoning ordinance. These zones are delineated on a map or maps, called the Zoning Map.