

P4

Glossary

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100-YEAR FLOOD EVENT

A 100-year flood is an event that would occur on average every 100 years, or that has a one percent probability of occurring in any given year.

500-YEAR FLOOD EVENT

A 500-year flood is an event that would occur on average every 500 years, or that has a 0.2 percent chance of occurring in any given year.

A

ACRE-FOOT (AF)

An acre-foot (AF) is the volume of water required to cover one acre of land (43,560 square feet) to a depth of one foot. One acre-foot is equal to 325,851 gallons or 1,233 cubic meters. Historically, an acre-foot represents the amount of water typically used by one family during a year.

ACRES - GROSS

An acre is a measurement of land area equal to 43,560 square feet. The gross acreage of a lot includes all land within the boundaries of the lot (including, but not limited to easements, streets, and right-of-ways).

ACRES - NET

Net acreage is used for purposes of calculating density and floor area and excludes public and private streets, public right-of-ways, non-residential land uses, public parks, and other public facilities within the boundaries of a lot.

ACTIVE RECREATION

A mix of recreation uses that involve some form of built infrastructure or constructed facilities, such as athletic fields, sports courts, concession stands, golf courses, playgrounds/tot lots, bike paths, outdoor fitness area, swimming pool, exercise structure or complex, clubhouse w/kitchen, recreation hall. Also see Passive Recreation.

AFFORDABLE HOUSING

Housing capable of being purchased or rented by a household categorized as extremely low (0-30% AMI), very low (30-50% AMI), low (50-80% AMI), or moderate income (80-120% AMI), based on the Area Median Income (AMI) for Santa Clara County in a given year.

AIR DISTRICT

Agency tasked with achievement of measures to attain adequate air quality within its region. The Bay Area Air Quality Management District is the air district with jurisdiction in the San Francisco Bay Area, including Gilroy.

ANNEXATION

The process by which land is incorporated into an existing district or municipality, with a resulting change in the boundaries of the annexing jurisdiction.

ARCHAEOLOGICAL RESOURCES

Any material remains of past human life or activities which are of archaeological interest, as determined under uniform regulations promulgated pursuant to the Archaeological Resources Protection Act of 1979 (16 U.S.C. §§ 470). Such regulations containing such determination shall include, but not be limited to: pottery, basketry, bottles, weapons, weapon projectiles, tools, structures or portions of structures, pit houses, rock paintings, rock carvings, intaglios, graves, human skeletal materials, or any portion or piece of any of the foregoing items. Non-fossilized and fossilized paleontological specimens, or any portion or piece thereof, shall not be considered archaeological resources, under the regulations under this paragraph, unless found in an archaeological context. No item shall be treated as an archaeological resource under regulations under this paragraph unless such item is at least 100 years of age.

ARTERIAL ROADS

Serve to connect neighborhoods within the city and the city with surrounding communities. Movement of people and goods, also known as “mobility”, rather than access to adjacent land uses, is the primary function of an arterial street. Arterials would normally define the boundaries of neighborhoods, not provide internal access to or through a neighborhood.

A-WEIGHTED SOUND LEVEL (DBA)

The sound pressure level in decibels as measured on a sound level meter using the A-weighting filter network. The A-weighting filter de-emphasizes the very low and very high frequency components of the sound in a manner similar to the frequency response of the human ear and correlates well with subjective reactions to noise.

B

BUFFER

An area designed to provide a separation between two, sometimes incompatible, land uses.

C

CALIFORNIA BUILDING CODE (CBC)

A national, standard building code which sets forth minimum standards for construction.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

State law that requires State and local agencies to evaluate and disclose the significant environmental impacts of discretionary actions and to avoid or mitigate those impacts, if feasible.

CAPITAL IMPROVEMENT PROGRAM

A capital improvement program is a multi-year budgeting tool that programs capital facilities for construction or acquisition.

CITY COUNCIL

The political body which formulates and implements policies in Gilroy. It is the City Council, through its decision-making authority, that affirms the policy direction and priorities contained within this General Plan. The City Council is ultimately responsible for adoption of the General Plan, as well as the regulations, capital improvement programs, and financing mechanisms that implement the General Plan.

CITY LIMITS

A political boundary that defines land that has been incorporated into a city.

CLASS I BIKEWAY (BIKE PATH)

A completely separated right-of-way for the exclusive use of bicycles and pedestrians, with cross-flow minimized.

CLASS II BIKEWAY (BIKE LANE)

Bike lanes provide a striped lane for one-way bike travel on a street or highway and are designed for the exclusive use of cyclists with certain exceptions. For instance, right turning vehicles must merge into the lane before turning.

CLASS III BIKEWAY (BIKE ROUTE)

Routes where cyclists share the road with motor vehicles. These can be streets with low traffic volumes that are well-suited for bicycling or arterials where it is infeasible to widen the roadway to provide a bike lane due to right-of-way or topographical constraints. Class III bikeways may also be defined by a wide curb lane and a shared lane marking on the pavement, known as a "sharrow."

CLIMATE

Climate, in a narrow sense, is usually defined as the "average weather," or more rigorously, as the statistical description in terms of the mean and variability of relevant quantities over a period of time ranging from months to thousands of years. The classical period is three decades, as defined

by the World Meteorological Organization. These quantities are most often surface variables such as temperature, precipitation, and wind. Climate in a wider sense is the state, including a statistical description, of the climate system.

CLIMATE CHANGE

Any significant change in the measures of climate lasting for an extended period of time. In other words, climate change includes major changes in temperature, precipitation, or wind patterns, among others, that occur over several decades or longer.

CLUSTERED DEVELOPMENT

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.

COMBINING DISTRICT

A zoning district within which certain regulations and requirements apply in addition to, and in combination with, regulations and requirements of the base zoning district.

COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)

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.

COMMERCIAL

Retail, service, and entertainment uses (e.g., shopping centers, smaller stores, restaurants).

COMPLETE STREET

A transportation policy and design approach that requires streets to be planned, designed (such as the inclusion of street trees and bioswales), operated, and maintained to enable safe and convenient access for all users regardless of their mode of transportation (such as vehicle, bicycle, and walking), age, and ability.

CREEK/STREAM

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.

CULTURAL RESOURCES

Tangible or observable evidence of past human activities, including prehistoric and historic archeological sites, historic buildings and structures, historic districts with multiple buildings or structures, archeological districts with multiple sites, and traditional cultural properties and landscapes. Native Americans may attribute cultural values to landscapes and natural features.

D

DAY/NIGHT AVERAGE SOUND LEVEL (DNL)

The day-night average sound level (Ldn or DNL) is the average noise level over a 24-hour period.

DECIBEL “A-WEIGHTED” (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.

DENSITY

The number of permanent residential dwelling units per acre of land. Densities specified in the general plan are expressed in units per net acre.

DENSITY BONUS

The allocation of development rights or concessions from city code 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, primarily affordable housing.

DESIGN STANDARDS OR GUIDELINES

Design criteria and standards that must be considered to meet a minimum standard of design for development projects. Design standards and guidelines address a variety of topics, including site design, building mass, facade design, building materials, signage, and landscaping.

DISADVANTAGED COMMUNITIES

Low-income areas that are disproportionately affected by environmental pollution and other hazards that can lead to negative health effects, exposure, or environmental degradation.

DISCHARGE

A rate of water flow, typically expressed as a unit volume of water per unit of time [e.g., cubic feet per second (cfs)].

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 room or group of rooms (including sleeping, eating, cooking, and sanitation facilities, but not more than one kitchen) that constitutes an independent housekeeping unit, occupied or intended for occupancy by one household on a long-term basis.

E

EASEMENT

A limited right to make use of a property owned by another; for example, a right of way across the property for an electricity or gas line.

EMERGENCY SHELTER

A facility with overnight sleeping accommodations, the primary purpose of which is to provide temporary shelter for the homeless in general or for specific populations of the homeless. Supplemental services may include food, counseling, and access to other social programs.

ENDANGERED SPECIES

A species whose survival and reproduction in the wild is in immediate jeopardy from one or more causes, including: loss of habitat; change in habitat; over exploration; predation; competition; disease; or other factors.

ENVIRONMENTAL JUSTICE

The fair treatment of people of all races, cultures, and incomes with respect to the development, adoption, implementation, and enforcement of environmental laws, regulations, and policies.

EQUIVILANT NOISE LEVEL (L_{EQ})

The average A-weighted noise level during the measurement period.

EROSION

The process of removal and transport of soil and rock by weathering, mass wasting, and the action of streams, glaciers, waves, winds, and underground water.

EXPANSIVE SOILS

Soils composed largely of clays that can undergo significant volume change with changes in moisture content. Also see "Shrink/Swell Potential."

F

FAULT

A fault is a fracture or zone of fractures between two blocks of rock that allows the blocks to move relative to each other. This movement may occur rapidly, in the form of an earthquake, or may occur slowly, in the form of creep. Most faults produce repeated displacements over geologic time. During an earthquake, the rock on one side of the fault suddenly slips with respect to the other. The fault surface can be horizontal or vertical or some arbitrary angle in between.

FIRE HAZARD

A measure of the likelihood of an area burning, and how it burns (e.g., intensity, speed, embers produced), without considering modifications such as fuel reduction efforts. Fire hazard is a way to measure the physical fire behavior so that people can predict the damage a fire is likely to cause.

FIRE HAZARD SEVERITY ZONES (FHSZ)

California Public Resources Code Sections 4201-4204 and California Government Code Section 51175-51189 direct CAL FIRE to map areas of significant fire hazards based on fuels, terrain, weather, and other relevant factors. These zones, referred to as Fire Hazard Severity Zones (FHSZ), define the range of various mitigation strategies that could be applied to reduce risk associated with wildland fires.

FLOOD

A temporary rise in flow rate and/or stage (elevation) of any watercourse or stormwater conveyance system that results in runoff exceeding normal flow boundaries and inundating adjacent, normally dry areas.

FLOOD CONTROL

Flood control includes regulations and practices that reduce or prevent the damage caused by stormwater runoff.

FLOODPLAIN, 100-YEAR

The area that is inundated during a 100-year flood. A 100-year flood is a flood that has a one-percent chance of being exceeded in any given year.

FLOODWAY

The channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one foot. This term is synonymous with the term “regulatory floodway.”

FLOOD INSURANCE RATE MAP (FIRM)

The FIRM is the basis for floodplain management, mitigation, and insurance activities of the National Flood Insurance Program (NFIP). Uses of the FIRM for insurance activities include enforcement of the mandatory purchase requirement of the 1973 Act. The risk zones shown on the FIRMs are the basis for the establishment of premium rates for flood coverage offered through the NFIP. At present, FIRMs have been published for virtually all communities in the nation having flood risks.

FLOOR AREA RATIO (FAR)

The ratio of interior building space on a property to the total square footage of the property. FAR = Square footage of building/square footage of property.

FREEWAY

Are grade separated at each intersection with other roadways. U.S. 101 is the only freeway adjacent to Gilroy and traverses in a north-south direction.

G

GENERAL PLAN

A compendium of county or city policies regarding its long-term development, in the form of goals, policies, implementation measures, and maps. The general plan is a legal document required of each local agency by the California Government Code Section 65301 and adopted by the City Council.

GOAL

A statement that describes, in general terms, a desired future condition or “end” state. Goals describe ideal future conditions for a topic and tend to be very general and broad.

GREENHOUSE EFFECT

The warming of the Earth's atmosphere due to accumulated carbon dioxide and other gases in the upper atmosphere. These gases absorb energy radiated from the Earth's surface, "trapping" it in the same manner as glass in a greenhouse traps heat.

GREENHOUSE GAS (GHG)

Gases that contribute to the greenhouse effect. Some GHGs such as carbon dioxide (CO₂) occur naturally, and are emitted to the atmosphere through natural processes and human activities. Other GHGs (e.g., fluorinated gases) are created and emitted solely through human activities. The principal GHGs that enter the atmosphere because of human activities include: carbon dioxide (CO₂), methane (CH₄), nitrous oxide (N₂O), Chlorofluorocarbons (CFCs), and fluorinated gases (hydrofluorocarbons (HFCs), perfluorocarbons (PFCs), and sulfur hexafluoride (SF₆).

GROUNDWATER

The water beneath the surface of the earth within the zone below the water table, in which the soil is completely saturated with water, whether or not flowing through known and defined channels.

H

HABITAT

The natural environment of an animal, plant, or other organism.

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.

HOUSEHOLD

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

HOUSING CODE (HC)

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 or California Building Code.

I

IMPERVIOUS (NON-PERMEABLE) 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.

IMPLEMENTATION PROGRAM

An action, activity, or strategy to be taken by the City to carry out an adopted policy to achieve a specific goal or objective.

INFRASTRUCTURE

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

INFILL DEVELOPMENT

Development of vacant or underutilized land (usually individual lots or leftover properties) within areas that are already largely developed.

INTENSITY

Intensity is a measure of the extent to which a land parcel is developed.

J

JOBS/HOUSING BALANCE

For purposes of the General Plan, jobs/housing balance is defined as the ratio of jobs to housing units in a community.

K

None.

L

LANDSCAPING

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

LANDSLIDE

Any down-slope movement of soil and rock under the direct influence of gravity and often categorized by slope movement: falls, topples, slides, spreads, and flows. Landslides can be further described by the type of geologic material (bedrock, debris, or earth). For instance, debris flows (commonly referred to as mudflows or mudslides) and rock falls are examples of common landslide types. Landslides can be initiated in slopes already on the verge of movement by rainfall, snowmelt, changes in water level, stream erosion, changes in groundwater, earthquakes, volcanic activity, disturbance by human activities, or any combination of these factors. Landslides can move slowly (millimeters per year), or can move quickly and disastrously, as is the case with debris flows.

LAND USE DESIGNATION

A specific geographic classification with associated land use or management policies and regulations.

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)

Level of service (LOS) is a qualitative description of operating conditions ranging from LOS A, or free-flow conditions with little or no delay, to LOS F, or jammed conditions with excessive delays.

LIQUEFACTION

The loss of soil strength due to seismic forces acting on water-saturated granular soils. This can lead to a “quicksand” condition, which causes many types of ground failure. Liquefaction typically occurs in areas underlain by soils containing unconsolidated, saturated, clay-free sands, and silts.

LOCAL AGENCY FORMATION COMMISSION (LAFCO)

An agency 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, conditionally approve, or deny such proposals.

LOCAL ROADS

Serve a portion of a neighborhood only and, together with other local roads in a neighborhood, route traffic to a collector street.

M

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 DEVELOPMENT

Development projects where a variety of uses such as office, commercial, institutional, and residential are combined in a single building or on a single site in an integrated project. These developments are regulated by both the maximum density (units per acre) for residential uses and the maximum floor area ratio (FAR) for non-residential uses.

MULTIFAMILY RESIDENTIAL

A building or structure designed and intended to be occupied as living quarters by three (3) or more families, living independently of each other. Accessory dwelling units (ADUs) are not considered multi-family residential.

MULTI-USE TRAIL

A trail is designed to accommodate both bicycles and pedestrians. These are portions of Multi-Use Trails shown on Figure M-2, the Planned Bicycle Network.

N

NOISE CONTOUR

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

O

OFFICE

Land with professional buildings for business uses.

OPEN SPACE LAND

Any parcel or area of land or water that is essentially 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.

P

PARK

An open area that offers recreational and green space for residential and visitor use. The City of Gilroy includes mini-parks, neighborhood parks, neighborhood/school parks, community parks, and community/school parks.

PASSIVE RECREATION

A mix of non-motorized or non-consumptive recreational uses, such as wildlife viewing, community gardens, outdoor gathering/seating area, picnic/barbeque area, pet area/dog park, or courtyard/ plaza. Also see Active Recreation.

PLANNING AREA

The area directly addressed by a jurisdiction's general plan. The planning area generally encompasses all incorporated and unincorporated territory that bears a relationship to the long-term planning of the jurisdiction. Planning areas for cities typically encompass all areas in the city limits and the unincorporated areas that are within the city's Sphere of Influence.

PLANNING COMMISSION

An appointed commission responsible for conducting public hearings on the General Plan and Zoning Ordinance modifications, considering the input of the public, and making recommendations to the City Council on these matters.

POLICY

A statement that guides a specific course of action for decision-makers to achieve a desired goal.

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.

Q

None.

R

RECYCLING

The process of collecting, sorting, cleansing, treating, and reconstituting materials that would otherwise become solid waste, and returning them to the economic mainstream in the form of raw



material for new, reused, or reconstituted products that meet the quality standards necessary to be used in the marketplace.

RENEWABLE ENERGY

Energy that comes from natural resources that are naturally replenished, such as solar, wind, rain, tides, geothermal, and biomass sources.

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.

RIGHT-OF-WAY

In this General Plan, this term refers to the land used for transportation or utility purposes, including for pedestrians and bicycles. This area of land is often used for the construction and operation of a transportation facility and adjacent space.

RIPARIAN HABITAT OR VEGETATION

Vegetation associated with river, stream, or lake banks and floodplains. Riparian areas have one or both of the following characteristics: 1) distinctively different vegetation than adjacent areas, 2) species similar to adjacent areas but exhibiting more vigorous or robust growth forms due to the greater availability of surface and subsurface water.

ROADWAY CLASSIFICATIONS

City streets and highways are classified by categories that reflect their function and relationship to surrounding land uses. There are four roadway classification designations in Gilroy:

- **Freeways** are grade separated at each intersection with other roadways. U.S. 101 is the only freeway adjacent to Gilroy and traverses in a north-south direction.
- **Arterial roads** serve to connect neighborhoods within the city and the city with surrounding communities. Movement of people and goods, also known as “mobility”, rather than access to adjacent land uses, is the primary function of an arterial street. Arterials would normally define the boundaries of neighborhoods, not provide internal access to or through a neighborhood.
- **Collector roads** provide links between Local Streets and Arterials. They are designed to serve neighborhood traffic rather than cross-town traffic, though they may include trips between adjacent neighborhoods.

- **Local roads** serve a portion of a neighborhood only and, together with other local roads in a neighborhood, route traffic to a collector street.

RUNOFF

Runoff, or surface runoff, is the water flow that occurs when excess water from rain, meltwater, or other sources flows over the land because soil is infiltrated to full capacity or because impervious surfaces do not allow water to permeate land surface.

S

SETBACK

The distance between a building and the property line or other buildings.

SHALL

That which is obligatory or necessary.

SHOULD

Signifies a directive to be honored if at all possible.

SINGLE-FAMILY RESIDENTIAL

Single-family residential includes fully detached, semidetached (semi-attached, side-by-side), row houses, and townhouses. In the case of attached units, each must be separated from the adjacent unit by a ground-to-roof wall in order to be classified as a single-family structure. Also, these units must not share heating/air-conditioning systems or utilities.

SOLID WASTE

Non-hazardous solid discarded items from households and businesses. Solid waste includes primarily wastepaper and food organic waste. Other common waste items are plastic, cloth, metal cans, and yard trimmings.

SPECIFIC PLAN

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

SPECIAL CONCERN

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

SPECIAL STATUS SPECIES

Special-status species in this report are those listed as Endangered, Threatened, or Rare, or as Candidates for listing by the U.S. Fish and Wildlife Service (USFWS) and/or CDFW; or as Rare Plant Rank 1B or 2B species by the California Native Plant Society (CNPS). This designation also includes CDFW Species of Special Concern and Fully Protected species. Special-status species are generally rare, restricted in distribution, declining throughout their range, or have a critical, vulnerable stage in their life cycle that warrants monitoring.

SPHERE OF INFLUENCE (SOI)

A planning boundary outside of an agency's legal boundary (such as the city limit line) that designates the agency's probable future boundary and service area.

STANDARDS

- 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.
- 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.

STORMWATER

Stormwater is precipitation that accumulates in natural and/or constructed storage and stormwater systems during and immediately following a storm event.

STORMWATER FACILITIES

Stormwater facilities are systems such as watercourses, constructed channels, storm drains, culverts, and detention/retention facilities that are used for conveyance and/or storage of stormwater runoff.

STORM DRAINAGE SYSTEM

The stormwater system includes the entire assemblage of stormwater facilities located within a watershed.

STREET TREES

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

SUB-BASIN

A structural geologic feature where a basin forms within a larger basin.

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.

T

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)

Transportation Demand Management or TDM refers to policies and strategies that aim to reduce travel demand, particularly single occupant vehicles, or to redistribute that demand.

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.

U

URBAN GROWTH BOUNDARY

The Urban Growth Boundary (UGB) is defined by LAFCO as “a boundary adopted by a city and/or approved by voter initiative to define the limits of its urban development.” In November 2016, Gilroy voters approved an Urban Growth Boundary (UGB) by initiative, with a goal of protecting Gilroy’s agriculture and open space while encouraging more compact future development. The UGB is a line beyond which urban development is not allowed through the year 2040.

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.

URBAN SERVICE AREA

The Urban Service Area (USA) is defined by LAFCO as “the area of land that could potentially be developed in the next five years and to which the City is committed to providing basic infrastructure and services.” The USA includes land to which the City already provides services to support

development, and City policy requires that growth must first be directed to vacant and underused areas within the USA before the City extends services outside the USA. Changes to the USA must be approved by the LAFCO.

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 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.

V

VACANT LAND

Land that is is not improved with buildings or site facilities (e.g., parking lot). Vacant land does not include underutilized sites. (

UNDERUTILIZED SITES

underutilized sites includes underdeveloped parcels, including for example sites with blighted improvements, or sites with abandoned or unoccupied uses.

VEHICLE MILES OF TRAVEL (VMT)

A measure of the total vehicle miles of travel by all vehicles within a given time period and geographic region.

W

WASTEWATER

Wastewater is sewage (either treated or untreated) from residential, commercial, industrial, and institutional sources.

WASTEWATER COLLECTION SYSTEM

A wastewater collection system is the totality of the pipes, pump station, manholes, and other facilities that convey untreated (raw) wastewater from the various sources to a wastewater treatment facility.

WATERSHED

A watershed is a geographical area which drains to a specified point on a water course, usually a confluence of streams or rivers.

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.

X

None.

Y

None.

Z

ZONING DISTRICT

A part of the community designated by the local zoning ordinance for specific land uses, such as single-family homes or commercial uses.

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.

ZONING ORDINANCE

The adopted zoning and planning regulations of a city or county. A zoning ordinance establishes development standards for each zone, such as minimum lot size, maximum height of structures, building setbacks, and yard size.