



Please Note: Additional definitions are located in the adopted Housing Element

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100-Year Floodplain. Areas subject to inundation by the one percent annual chance flood event.

A

Acoustics. The science of sound.

Acre. A unit of land measure equal to 43,560 square feet.

Acre Foot (AF). The amount of water needed to cover an acre one foot deep (325,900 gallons). An acre-foot can support the annual indoor and outdoor needs of between one and two households per year, and, on average, three acre-feet are needed to irrigate one acre of farmland, enough to cover a football field one foot deep.

Acre-Gross. The total area of a site including portions that cannot be developed (e.g., right-of-way, open space).

Affordability Covenant. A property title agreement which places resale or rental restrictions on a housing unit.

Affordable Housing. Under State and Federal statutes, housing which costs no more than 30 percent of gross household income. Housing costs include rent or mortgage payments, utilities, taxes, insurance, homeowner association fees, and other related costs. TRPA defines affordable housing as deed-restricted housing to be used exclusively for lower-income households (income not in excess of 80 percent of the county's median income) and for very low-income households (income not in excess of 50 percent of the county's median income), and with costs that do not exceed recommended State and Federal standards. Affordable Units. Units for which households do not pay more than 30 percent of income for payment of rent (including monthly allowance for utilities) or monthly mortgage and related expenses. Since above moderate-income households do not generally have problems in locating affordable units, affordable units are often defined as those that low- to moderate-income households can afford.

Airport Land Use Commission (ALUC). Responsible for developing and maintaining comprehensive land use plans (CLUPs) to protect public health and safety, ensuring compatible land uses in the areas around each airport, and ensuring consistency between local land use plans and comprehensive land use plans for airport areas. The Sacramento Area Council of Governments serves as the ALUC for Sacramento, Sutter, Yolo, and Yuba Counties.

Airport Safety Area. This is an area created to minimize the number of people subjected to potential aircraft accidents by limiting the type of development allowed around airports.

Allocation. An apportionment of additional development opportunity for residential, commercial, tourist accommodation, and certain recreational projects. (Source. TRPA)

Ambient Noise. The distinctive acoustical characteristics of a given space consisting of all noise sources audible at that location. In many cases the term ambient is used to describe an existing or pre-project condition such as the setting in an environmental noise study.

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

Annexation. The incorporation of land area into the jurisdiction of an existing city with a resulting change in the boundaries of that city.

Aquifer. A geologic formation or group of formations that transmits or stores water in sufficient quantities to supply the extraction of water by wells or springs.

Arterial. A roadway designed to favor mobility over local access. While some access to adjacent properties may be provided, arterials are designed and controlled to allow through movement at relatively high travel speeds. They are intended for relatively long trips within or through the region.

Assisted Housing Developments. Multifamily rental housing that receives governmental assistance under Federal programs listed in subdivision (a) of §65863.10, State and local multifamily revenue bond programs, local redevelopment programs, the Federal Community Development Block Grant Program, or local in-lieu fees. The term also includes multi-family rental units that were developed pursuant to a local inclusionary housing program or used to a quality for a density bonus pursuant to §65915.

Assisted Housing. Housing that has been subsidized by Federal, State, or local housing programs.

Attenuation. The reduction of an acoustical signal.

Avalanche Runoff Zone. The portion of the avalanche path where the avalanche debris typically comes to rest due to decreased in slope angle, a natural obstacle, or loss of momentum.

Avalanche Transport Zone. The portion of the avalanche path where snow and debris are in motion.

Average Annual Growth Rate. The rate at which the population is increasing or decreasing in a given year expressed as a percentage of the size of the base population. It takes into consideration all the components of population growth, including births, deaths, and migration.

Average Daily Traffic (ADT). A 24-hour vehicle count along a roadway.

A-Weighting. A frequency-response adjustment of a sound level meter that conditions the output signal to approximate human response.

B

Basin. A hydrologic unit defined as a part of the surface of the earth covered by a drainage system consisting of a surface stream or body of impounded surface water plus all tributaries.

Best Management Practices (BMP). Alternative structural and nonstructural practices proven effective in erosion control and management of surface runoff in Lake Tahoe Region. (Source. TRPA)

Blight. A condition of a site, structure, or area that may cause nearby buildings and/or areas to decline in attractiveness and/or utility. The Community Redevelopment Law (California Health and Safety Code §33031 and §33032) contains a definition of blight used to determine eligibility of proposed redevelopment project areas.

Building and Other Codes. Building construction regulation as enforced by the most recently updated codes in Title 15 of the Municipal Code, Title 24 of the California Building Code, California Mechanical, Plumbing, Electrical, Fire, and California Energy Code.

C

California Department of Fish and Game (CDFG). The California Department of Fish and Game maintains native fish, wildlife, plant species, and natural communities for their intrinsic and ecological value and their benefits to people. This includes habitat protection and maintenance in a sufficient amount and quality to ensure the survival of all species and natural communities. The department is also responsible for the diversified use of fish and wildlife including recreational, commercial, scientific, and educational uses.

California Department of Housing and Community Development (HCD). The State Department responsible for administering State-sponsored housing programs and for reviewing housing elements to determine compliance with State housing law.

California Environmental Quality Act (CEQA). A State law requiring State and local agencies to regulate activities with consideration for environmental protection. If a proposed activity has the potential for a significant adverse environmental impact, an environmental impact report (EIR) must be prepared and certified as to its adequacy before taking action on the proposed project. General plans require the preparation of a “program EIR.”

California Historical Building Code (CHBC). A provision of the Building Code for qualified historical structures that allows the Building Official certain discretion related to regular code requirements in order to preserve historic fabric or significant features of the property.

California Native American Heritage Commission (NAHC). The governor-appointed nine-member commission charged with identifying and cataloging places of special religious or social significance to Native Americans and known graves and cemeteries of Native Americans on private lands. The NAHC also performs other duties regarding the preservation and accessibility of sacred sites and burials and the disposition of Native American human remains and burial items. At least five members must be elders, traditional people, or spiritual leaders of California Native American tribes.

California Register of Historical Resources. A listing of archaeological and historic resources that meet the criteria for designation on the State Register. The program is administered by the State Office of Historic Preservation.

Capture. The portion of non-local aggregate spendable income that is attracted to the local area by existing retail offerings in that local area.

Carbon Footprint. A measure of the impact of human activities on the environment. Carbon Footprint can be measured as the total amount of greenhouse gases (GHG) and carbon dioxide emitted for a product or service within a specific geographic area.

Catastrophic Fire. A wildland or wildland urban interface fire with a fast-moving front, extending over a large area (300+ acres) and/or highly destructive to lives, property, or natural resources.

Catch Basin. An entryway to the storm drain system, usually located at street corners.

Census. The official United States decennial enumeration of the population conducted by the Federal government.

Channel Capacity. The flow rate that the drainage channel will carry when accounting for required freeboard and environmental or legal considerations.

City. City with a capital "C" generally refers to City of South Lake Tahoe government or administration. City with a lower case "c" generally refers to the geographical area of the city.

City Council. The City's legislative body. The popularly elected City Council is responsible for enacting ordinances, imposing taxes, making appropriations, establishing policy, and hiring some city officials. The Council adopts the local General Plan, Zoning Ordinance, and Subdivision Ordinance and other policies and regulations.

Civic Uses. See "Public and Quasi-Public Uses."

Class I (Bike Path). A path intended for the exclusive use of bicycles or shared with pedestrians and physically separated by distance or a barrier from the roadway. Class I paths provide the safest opportunities for bicycle travel.

Class II (Bike Lane). A bicycle lane that shares the right-of-way with the roadway defined by the creation of a separate lane with pavement markings.

Class III (Bike Route). A bicycle route that shares the right-of-way with the roadway, but is not separated by markings or barriers. Instead, Class III bike routes are designated by signage along the roadway. Class III facilities are typically provided along low-volume streets to minimize the potential for conflicts between bicyclists and motorists.

Clean Energy. A term describing what is considered to be environmentally friendly, typically non-polluting, sources of power and energy.

Clean Water Act (CWA). The primary Federal law in the United States governing water pollution. The act established the symbolic goals of eliminating releases to water of high amounts of toxic substances, eliminating additional water pollution by 1985, and ensuring that surface waters would meet standards necessary for human sports and recreation by 1983.

Climate Change. The change in the average weather of the earth that may be measured by changes in wind patterns, storms, precipitation, and temperature.

Community Noise Equivalent Level (CNEL). Defined as the 24-hour average noise level with noise occurring during evening hours (7-10 pm) weighted by a factor of three and nighttime hours weighted by a factor of 10 prior to averaging.

Collector. A roadway that provides a balance between mobility and access. These roadways serve to "collect" traffic from the local streets and deliver it to the arterial network at a moderate rate of speed.

Commercial Floor Area (CFA). A development commodity administered by the Tahoe Regional Planning Agency that provides the right to build commercial square footage in the Lake Tahoe Region.

Commercial. Provides primarily for regional, neighborhood, and locally-oriented retail and service uses, restaurants, banks, entertainment uses, public and quasi-public uses, and similar and compatible uses.

Community Development Block Grant Program (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.

Compact (Tahoe Regional Planning Compact). The overarching law that established the Tahoe Regional Planning Agency, as amended and set forth in California Government Code Section 66801, Nevada Revised Statutes Section 277.200, or Public Law 96-551, 94 Stat. 3233, (December 19, 1980). (Source. TRPA)

Compatible. Capable of existing together without conflict or ill effects.

Condominium. A building or group of buildings in which units are owned individually, but the structure, common areas and facilities are owned by all owners on a proportional, undivided basis.

Consistent. Free from variation or contradiction. Programs in the General Plan are to be consistent, not contradictory or preferential. State law requires consistency between a general plan and implementation measures such as the City Code and infrastructure projects.

Coordinate. To solicit, consider, and respond to comments from other agencies, organizations, or groups in order to bring common actions, movements, or conditions. Coordinate is used in the context of the general plan to direct an organized approach to addressing inter-jurisdictional issues that are not solely under the purview of the City of South Lake Tahoe. This does not imply that the City is superior or subordinate to other agencies, organizations, or groups. Rather, it indicates that the City will confer with other agencies, organizations, or groups to find mutually-agreeable solutions. *(Note: "to coordinate" or "coordination" does not have the same meaning as found in the appellate court decision of California Native Plant Society v. City of Rancho Cordova (2009) 2009 Cal. App. Lexis 430.)*

Cultural Resource. A broad definition for a variety of resources, including archaeological sites, isolated artifacts, Native American cultural properties, and historic buildings, structures, landscapes, sites, and features.

Culvert. A short, closed (covered) conduit or pipe that passes storm water runoff under an embankment, usually a roadway.

D

Decibel (dB). Fundamental unit of sound, a bell is defined as the logarithm of the ratio of the sound pressure squared over the reference pressure squared. A decibel is one-tenth of a bell.

Dedication, In lieu of. Cash payments that 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.

Defensible Space. This term refers to the area between a building and an oncoming wildfire where the vegetation has been modified to reduce the threat of wildfire igniting the structure and allows firefighters to operate safely. Typically, creating a defensible space involves thinning of flammable native trees and shrubs, removal of dead vegetation, and planting of more fire resistant plant materials around the house. The defensible space concept conveys several important ideas including homeowner responsibility, being proactive, vegetation management, house survivability, and firefighter safety.

Demographics. Characteristics of a population, including age, sex, income, race/ethnicity, occupation, and housing characteristics.

Detention. A storm water system that delays the downstream progress of storm water runoff in a controlled manner. This is typically accomplished using temporary storage areas and a metered outlet device (as opposed to a less common retention pond).

Development. A human-made change to property, such as buildings or other structures, mining, dredging, filling, grading, paving, excavation, or drilling operations.

Development Impact Fees. A fee or charge imposed on developers to pay for a jurisdiction's costs of providing services to new development.

Development Right. The right to potential residential use which is attached to certain parcels in the Lake Tahoe Region in accordance with Section 21.6 of the Tahoe Regional Planning Agency's Code. A development right is not a vested right. (Source. TRPA)

Discharge. Flow of surface water in a stream or canal or the outflow of ground water from a flowing artesian well, ditch, or spring. Can also apply to discharge of liquid effluent from a facility.

Drainage. The control and removal of excess rainfall runoff or groundwater by the use of surface or subsurface features or drains.

Dwelling Unit (DU). A room or group of rooms (including sleeping, eating, cooking, and sanitation facilities), which constitutes an independent housekeeping unit, occupied or intended for occupancy by one household on a long term basis.

Dwelling, Multi-family. A building containing two or more dwelling units for the use of individual households; an apartment or condominium building is an example of this dwelling unit type.

Dwelling, Single-family Attached. A one-family dwelling attached to one or more other one-family dwellings by a common vertical wall. Row houses and town homes are examples of this dwelling unit type.

Dwelling, Single-family Detached. A dwelling, not attached to any other dwelling, which is designed for and occupied by not more than one family and surrounded by open space or yards.

E

Elderly Household. As defined by U.S. Department of Housing and Urban Development (HUD), elderly households are one- or two- member (family or nonfamily) households in which the head or spouse is age 62 or older.

Element. A division or chapter of the General Plan.

Emergency Shelter Grants (ESG). A grant program administered by the U.S. Department of Housing and Urban Development (HUD) provided on a formula basis to large entitlement jurisdictions.

Emergency Shelter. An emergency shelter is a facility that provides shelter to homeless families and/or homeless individuals on a limited short-term basis.

Encourage. To stimulate or foster a particular condition through direct or indirect action by the private sector or government agencies.

Enhance. To improve existing conditions by increasing the quantity or quality of beneficial uses or features.

Environmental Impact Report (EIR). A report required by the California Environmental Quality Act (CEQA) that assesses all the environmental characteristics of an area and determines what effects or impacts will result if the area is altered or disturbed by a proposed action.

Environmental Threshold Carrying Capacities. Environmental standards necessary to maintain a significant scenic, recreational, educational, scientific or natural value of the region or to maintain public health and safety within the region. Such standards shall include but not be limited to standards for air quality, water quality, soil conservation, vegetation preservation and noise. Such standards were adopted on August 26, 1982 and are set forth in TRPA Resolution 82-11. (Source. TRPA)

Existing. Legally present or approved on the effective date of the Tahoe Regional Planning Agency's Regional Plan or subsequently legally constructed, commenced or approved pursuant to necessary permits. Derelict structures are not considered existing for purposes of Chapters 33, 34 and 35 nor are projects whose approvals have expired. (Source. TRPA)

Exposure Pathway. A term used in risk assessment meaning the route a chemical compound can enter the body (i.e., inhalation, ingestion, absorption).

F

Fair Market Rent. The rent, including utility allowances, determined by the United States Department of Housing and Urban Development for purposes of administering the Section 8 Existing Housing Program.

Family. (1) Two or more persons related by birth, marriage, or adoption [U.S. Bureau of the Census]. (2) An individual or a group of persons living together who constitute a bona fide single-family housekeeping unit in a dwelling unit, not including a fraternity, sorority, club, or other group of persons occupying a hotel, lodging house or institution of any kind [State of California].

Fault Rupture. A crack or breaking of the ground along a fault during an earthquake.

Federal Emergency Management Agency (FEMA). An independent Federal agency established to respond to major emergencies. FEMA seeks to reduce the loss of life and protect property against all types of hazards through a comprehensive, risk-based emergency management program. In March 2003, FEMA became part of the newly created U.S. Department of Homeland Security.

First-Time Home Buyer. Defined by HUD as an individual or family who has not owned a home during the three-year period preceding the HUD-assisted purchase of a home. Jurisdictions may adopt local definitions for first-time home buyer programs which differ from non-Federally funded programs.

Flood Control. The specific regulations and practices that reduce or prevent damage caused by storm water runoff.

Flood Insurance Rate Map (FIRM). Maps issued by FEMA that show special flood hazard areas, including the 100-year floodplain. They also show flood insurance rate map zones and other flood-related information applicable to a community.

Flood. A temporary rise in flow or stage of any watercourse or storm water conveyance system that results in storm water runoff exceeding its normal flow boundaries and inundating adjacent, normally dry areas.

Floodplain Management. The implementation of policies and programs to protect floodplains and maintain their flood control function.

Floodplain. Any land area susceptible to being inundated by flood waters from any source.

Floor Area Ratio (FAR). The ratio of gross building area (GBA) of development divided by the total net lot area (NLA). For example, a one story building covering its entire lot would have a FAR of 1.0. A two-story building covering half its lot would also have an FAR of 1.0. The formula for calculating FAR is $GBA/NLA = FAR$.

Frequency. The measure of the rapidity of alterations of a periodic signal, expressed in cycles per second or hertz.

G

General Plan. A compendium of the City of South Lake Tahoe's goals, objectives, policies, and implementation programs regarding its long-term development, in the form of maps and accompanying text. The General Plan is a legal document required of each local agency by the State of California Government Code Section 65301 et seq. and adopted by the City Council.

Global Warming Solutions Act of 2006 (Assembly Bill 32). The California State Legislature adopted Assembly Bill (AB) 32 in 2006, which focuses on reducing greenhouse gas (GHG) emissions in California. AB 32 requires the California Air Resources Board (CARB), the State agency charged with regulating State-wide air quality, to adopt rules and regulations that would achieve GHG emissions equivalent to State-wide levels in 1990 by 2020.

Global Warming. See "Climate Change."

Goal. A general, overall, and ultimate purpose to which an endeavor of a local jurisdiction (city or county) is directed.

"Green" Building. Any building that is sited, designed, constructed, operated, and maintained for the health and well-being of the occupants, while minimizing impact on the environment.

"Green" Street. A street designed to: integrate a system of stormwater management within its right-of-way; reduce the amount of water that is piped directly to streams and rivers; be a visible component that is incorporated into the aesthetics of the community; make the best use of the street tree canopy for stormwater interception as well as temperature mitigation and air quality improvement; and ensure the street has the least impact on its surroundings, particularly at locations where it crosses a stream or other sensitive area.

Green Waste. Biodegradable waste that can be comprised of garden or park waste, such as grass or flower cuttings and hedge trimmings.

Greenhouse Gases (GHG). Gases that trap heat in the atmosphere, analogous to the way a greenhouse retains heat. Common GHGs include water vapor, carbon

dioxide, methane, nitrous oxides, chlorofluorocarbons, hydrofluorocarbons, perfluorocarbons, sulfur hexafluoride, ozone, and aerosols. The accumulation of GHG in the atmosphere regulates the earth's temperature. Without the natural heat trapping effect of GHG, the earth's surface would be cooler.

Gross Rent. Contract rent plus the estimated average monthly cost of utilities (water, electricity, gas) and fuels (oil, kerosene, wood, etc.) To the extent that these are paid for by the renter (or paid for by a relative, welfare agency, or friend) in addition to the rent.

Groundshaking. The vibration which radiates from the epicenter of an earthquake

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.

Groundwater Basin. An aquifer or system of aquifers that has reasonably well defined boundaries and more or less definite areas of recharge and discharge.

Group Quarters. A facility which houses groups of unrelated persons not living in households (U.S. Census definition). Examples of group quarters include institutions, dormitories, shelters, military quarters, assisted living facilities and other quarters, including single-room occupancy (SRO) housing, where 10 or more unrelated individuals are housed.

H

Hazardous Material. A material that, because of its quantity, concentration, or physical, 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. Hazardous materials include, but are not limited to, hazardous substances, hazardous waste, and any material which a handler or the administering agency has a reasonable basis for believing that it would be injurious to the health and safety of persons or harmful to the environment if released into the workplace or the environment.

Historic Preservation. The field of identifying, protecting, and helping to preserve historic and cultural resources, including the maintenance, restoration, and rehabilitation of historically or culturally significant resources.

Historic Resources. Resources listed or eligible for listing in the National Register of Historic Places and/or the California Register of Historical Resources.

Household Income. The total income of all the persons living in a household. A household is usually described as very low income, low income, moderate income, and upper income based upon household size, and income, relative to the regional median income.

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

Households, Number of. The count of all year-round housing units occupied by one or more persons. The concept of household is important because the formation of new households generates the demand for housing. Each new household formed creates the need for one additional housing unit or requires that one existing housing unit be shared by two households. Thus, household formation can continue to take place even without an increase in population, thereby increasing the demand for housing.

Housing and Community Development, Department of (HCD). The State agency that has principal responsibility for assessing, planning for, and assisting communities to meet the needs of low- and moderate-income households.

Housing and Urban Development, U.S. Department of (HUD). A cabinet-level department of the Federal government that administers housing and community development programs.

Housing Unit. The place of permanent or customary abode of a person or family. A housing unit may be a single-family dwelling, a multi-family dwelling, a condominium, a modular home, a mobile home, a cooperative, or any other residential unit considered real property under State law. A housing unit has, at least, cooking facilities, a bathroom, and a place to sleep. It also is a dwelling that cannot be moved without substantial damage or unreasonable cost.

Hydroelectricity. Electricity produced by hydropower, the force or energy of moving water. It is a renewable source of energy, produces no waste, and does not produce carbon dioxide (CO₂) which contributes to greenhouse gases (*also see Dwelling Unit*).

I

Impact Fee. A fee, also called a development fee, levied on the developer of a project by a city, county, or other public agency as compensation for otherwise-unmitigated impacts the project will produce.

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

Income Category. Four categories are used to classify a household according to income based on the median income for the county. Under State housing statutes, these categories are defined as follows. Very Low (0-50 percent of County median); Low (50-80 percent of County median); Moderate (80-120 percent of County median); and Upper (over 120 percent of County median).

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

Infrastructure. Public services and facilities, such as sewage-disposal systems, water supply systems, other utility systems, and roads.

J

Jobs/Housing Balance; Jobs/Housing Ratio. The availability of affordable housing for employees. The jobs/housing ratio divides the number of jobs in an area by the number of employed residents. A ratio of 1.0 indicates a balance. A ratio greater than 1.0 indicates a net in-commute; less than 1.0 indicates a net out-commute.

Jobs/Housing Linkage Fee. Fee that local governments place on new employment-generating development to offset the impact that new employment has on housing needs within a community.

Joint-Use Facility. A public facility that serves multiple purposes (e.g., a drainage detention basin that is an attractive recreational amenity) or provides shared services (e.g., a library shared by a high school and a college).

K

There are no terms to be included.

L

L(n). The sound level exceeded a described percentile over a measurement period. For instance, an hourly L50 is the sound level exceeded 50 percent of the time during the one-hour period.

Land Coverage. As defined by the Tahoe Regional Planning Agency, 1) a human-made structure, improvement or covering, either created before February 10, 1972 or created after February 10, 1972 pursuant to either TRPA Ordinance No. 4, as amended, or other TRPA approval, that prevents normal precipitation from directly reaching the surface of the land underlying the structure, improvement, or covering. Such structures, improvements, and coverings include but are not limited to roofs, decks, surfaces that are paved with asphalt, concrete or stone, roads, streets, sidewalks, driveways, parking lots, tennis courts, patios; and 2) lands so used before February 10, 1972, for such uses as for the parking of cars and heavy and repeated pedestrian traffic that the soil is compacted so as to prevent substantial infiltration. A structure, improvement, or covering shall not be considered as land coverage if it permits at least 75 percent of normal precipitation directly to reach the ground and permits growth of vegetation on the approved species list. (Source. TRPA)

Large Household. A household with five or more members.

Ldn. Day/Night Average Sound Level. Similar to CNEL but with no evening weighting.

Leakage. The portion of local aggregate spendable income that is unsatisfied by existing local retail offerings and escapes to retailers beyond the local region.

Lease. A contractual agreement by which an owner of real property (the lessor) gives the right of possession to another (a lessee) for a specified period of time (term) and for a specified consideration (rent).

Leq. Equivalent or energy-averaged sound level.

Level of Service (LOS). A way to describe how well a roadway or intersection is operating. Based on a roadway or intersections V/C ratio or average vehicle delay, a letter designation is assigned that represents the traffic flow conditions. The letter designations (A through F) represent declining conditions, with “A” being the best and “F” being the worst.

Local Agency Formation Commission (LAFCO). A 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.

Local Street. A street whose primary function is to provide direct access to adjacent properties and to connect to the collector network. Local streets can serve residential, commercial, or institutional uses.

Loudness. A subjective term for the sensation of the magnitude of sound.

M

Manufactured Housing. Housing that is constructed of manufactured components, assembled partly at the site rather than totally at the site. Also referred to as modular housing.

Market Trends. Current economic forces related to the supply and demand for housing, jobs, and commercial lease and sale rates. The evaluation of market trends informs an area’s likeliness of developing the economy and supporting land uses.

Market-Rate Housing. Housing which is available on the open market without any subsidy. The price for housing is determined by the market forces of supply and demand and varies by location.

Materials Recovery Facility. A specialized plant that receives, separates, and prepares recyclable materials for marketing to end-user manufacturers.

Mean. The average of a range of numbers.

Median Income. The annual income for each household size within a region which is defined annually by HUD. Half of the households in the region have incomes above the median and half have incomes below the median.

Median. The mid-point in a range of numbers.

Meter. An instrument for measuring and recording water volume.

Mitigate, v. . To ameliorate, alleviate, or avoid to the extent reasonably feasible.

Mixed-Use Development. Provides for residential uses combined with compatible uses such as retail, service, restaurants, banks, entertainment uses, professional and administrative offices, and public and quasi-public uses.

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.

Mobile Home. A structure, transportable in one or more sections, built on a permanent chassis and designed for use as a single-family dwelling unit and which (1) has a minimum of 400 square feet of living space; (2) has a minimum width in excess of 102 inches; (3) is connected to all available permanent utilities; and (4) is tied down (a) to a permanent foundation on a lot either owned or leased by the homeowner or (b) is set on piers, with wheels removed and skirted, in a mobile home park.

Moraine. An accumulation of earth and stones carried and finally deposited by a glacier.

Mortgage Revenue Bond (MRB). A State, county or city program providing financing for the development of housing through the sale of tax-exempt bonds.

Multi-family Dwelling Unit. A building or portion thereof designed for or occupied by two or more families living independently of each other, including duplexes, triplexes, quadplexes, apartments, and condominiums.

Municipal Services. Services traditionally provided by local government, including water, storm drain and sewer, roads, parks, schools, and police and fire protection.

N

National Pollutant Discharge Elimination System (NPDES). The surface water quality program authorized by Congress as part of the 1987 Clean Water Act. This is EPA's program to control the discharge of pollutants to waters of the United States.

National Register of Historic Places. The nation's official list of districts, sites, buildings, structures, and objects significant in national, regional, or local American

history, architecture, archaeology, and culture as maintained by the Keeper of the Register, within the Federal Department of the Interior.

Net-Acre Developable. The total area of a site excluding portions that cannot be developed (e.g., right-of-way, open space). Sometimes referred to as the “buildable” area of the project.

Noise Sensitive Land Uses. Land uses considered more sensitive to noise than others due to the amount of noise exposure and types of activities typically involved at the land use location such as, residences, schools, motels and hotels, libraries, religious institutions, hospitals, nursing homes, and certain types of parks are more sensitive to noise and are considered noise sensitive land uses.

Noise. Unwanted sound.

Non-potable. Water that does not meet drinking quality standards.

O

Ordinance. A law or regulation adopted by a governmental authority, usually a city or county.

Overcrowding. Households or occupied housing units with 1.01 or more persons per room.

P

Pedestrian Path. A path that is physically separated by distance or barrier from the roadway. Most pedestrian paths will be built in conjunction with a Class I Bike Path.

Paratransit. Paratransit is an alternative mode of flexible passenger transportation that does not follow fixed routes or schedules. Under ADA, public transit operators are required to provide complementary paratransit along most public transit services which receive funding from the Federal Transit Administration for those unable to ride fixed-route transit due to disabling conditions.

Parcel. A lot in single ownership or under single control, usually considered a unit for purposes of development.

Peak Hour. The time period during which the greatest demand occurs on the transportation system in the morning and early afternoon, also known as “rush hour.”

Peak Noise. The level corresponding to the highest (not RMS) sound pressure measured over a given period of time. This term is often confused with the “maximum” level, which is the highest RMS level.

Physical Defects. A housing unit lacking complete kitchen or bathroom facilities (U.S. Census definition). Jurisdictions may expand the Census definition in defining units with physical defects.

Policy. A specific statement of principle or action that guides the management of public affairs. Policies are adopted by a legislative body (such as a city council or county board of supervisors) in order to meet specified goals and objectives before undertaking an action program.

Poverty Level. As used by the U.S. Census, families and unrelated individuals are classified as being above or below the poverty level based on a poverty index that provides a range of income cutoffs or "poverty thresholds" varying by size of family, number of children, and age of householder. The income cutoffs are updated each year to reflect the change in the Consumer Price Index.

Project-Based Rental Assistance. Rental assistance provided for a project, not for a specific tenant. A tenant receiving project-based rental assistance gives up the right to that assistance upon moving from the project.⁰⁵

Projection. An estimate of future setting based on extrapolations from past observations combined with assumptions regarding the future.

Public Housing. A project-based low-rent housing program operated by independent local public housing authorities. A low-income family applies to the local public housing authority in the area in which they want to live.

Q

Quantified Objective. The housing element must include quantified objectives which specify the maximum number of housing units that can be constructed, rehabilitated, and conserved by income level within a five- year time frame, based on the needs, resources, and constraints identified in the housing element (§65583 (b)). The number of units that can be conserved should include a subtotal for the number of existing assisted units subject to conversion to non-low-income households. Whenever possible, objectives should be set for each particular housing program, establishing a numerical target for the effective period of the program. Ideally, the sum of the quantified objectives will be equal to the identified housing needs. However, identified needs may exceed available resources and limitations imposed by other requirements of State planning law. Where this is the case, the quantified objectives need not equal the identified housing needs, but should establish the maximum number of units that can be constructed, rehabilitated, and conserved (including existing subsidized units subject to conversion which can be preserved for lower- income use), given the constraints.

Quasi-Public. Having the purpose of providing a public service as a utility and under regulation of State, local, or Federal law, such as a telephone company, electric power company, TV cable company and natural gas supplier, or provide services for

the public health and welfare or for educational or cultural purposes, on a voluntary or non-profit basis. (Source. TRPA)

R

Recycled Water. Wastewater that becomes suitable for a specific beneficial use as a result of treatment.

Redevelop. To demolish existing buildings; or to increase the overall floor area existing on a property; or both; irrespective of whether a change occurs in land use.

Redevelopment. The planning, development, re-planning, redesign, clearance, reconstruction, rehabilitation, and provision of residential, commercial, industrial, public, or other structures or spaces as appropriate or necessary, in the interest of the general welfare. (SCC 2.80.030) Redevelopment Plan. A plan approved by the local redevelopment authority that provides for the reuse or redevelopment of the real property and personal property.

Redevelopment Agency. A redevelopment agency is the lead public agency and public developer for the city regarding affordable housing, public housing, and redevelopment projects and issues.

Redevelopment Plan. A redevelopment plan describes the purposes, goals, and objectives that help eliminate existing deteriorating and/or inadequate physical and economic conditions within a project area. A plan is formulated and an implementation program is selected to achieve the goals and objectives for the local redevelopment program.

Redevelopment Project Area. A project area is the area within which actual redevelopment will take place. A proposed project area must first be reviewed in a public hearing (giving citizens who will be included in the project area a chance to express their views) after which the redevelopment agency acts on the adoption of the project area and future projects.

Rehabilitation. The repair, preservation, and/or improvement of substandard housing.

Release. The terms “release” or “occurrence” include any means by which a substance could harm the environment by spilling, leaking, discharging, dumping, injecting, or escaping.

Renewable Energy. Effectively uses natural resources such as sunlight, wind, rain, tides and geothermal heat, which are naturally replenished. Renewable energy technologies range from solar power, wind power, hydroelectricity/micro hydro, biomass and biofuels for transportation.

Residential Development Right (RDR). The right to potential residential use which is attached to certain parcels in the Region. A development right is not a vested right.

Residential Unit of Use (RUU). A “legally” existing development, as certified by TRPA, that has been torn down and removed. Essentially, both a residential development right and a residential allocation, which cannot be bifurcated.

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.

Retention. A process that halts the downstream progress of storm water runoff. This is typically accomplished using total containment involving the creation of storage areas that use infiltration devices, such as dry wells, to dispose of stored storm water via percolation over a specified period of time. (As opposed to a more common detention pond.)

Ridership. The number of passengers on a given transportation system, measured in number of one-way passenger trips.

Right-of-way. A linear strip of land reserved exclusively for transportation, including, but not limited to, streets, bike lanes, sidewalks, on-street parking, transit lanes, landscaping, and/or railroad tracks.

Runoff. Drainage or flood discharge that leaves an area as surface flow or as pipeline flow.

S

Secondary Treatment. The biological portion of wastewater treatment which uses the activated sludge process to further clean wastewater after primary treatment. Generally, a level of treatment that produces 85 percent removal efficiencies for biological oxygen demand and suspended solids. Usually carried out through the use of trickling filters or by the activated sludge process.

Seiche. An earthquake-generated wave within an enclosed or restricted body of water.

Seismic. Pertaining to earthquake or earth vibration, including those that are artificially induced.

Seismicity. The geographic and historical distribution of earthquakes.

Seniors. Persons age 65 and older.

Service Needs. The particular services required by special populations, typically including needs such as transportation, personal care, housekeeping, counseling,

meals, case management, personal emergency response, and other services preventing premature institutionalization and assisting individuals to continue living independently.

Shall. The word “shall” indicates an unequivocal directive for the City. Policy makers will typically use or employ the term “shall” to communicate a mandatory requirement. Although most policies use the word “shall,” the language of the policy still often provides the City flexibility in terms of how the policy is to be carried out.

Sharrow. An arrow-like design painted on a roadway to mark a bicycling route.

Should. The word “should” signifies a less rigid directive, to be honored in the absence of compelling or contravening considerations. “Should” communicates a clear commitment that permits flexibility if circumstances so dictate. Policies containing the term “should” remain effective and enforceable. They are clear expressions of the policy-makers’ (i.e., City Council) intent to rely on the subject policy to guide relevant decisions.

Sidewalk. A dedicated paved pedestrian walkway located adjacent to streets and roadways.

Site. A parcel of land used or intended for one use or a group of uses and having frontage on a public or an approved private street. A lot.

Solid Waste. A waste type that includes predominantly household waste (domestic waste) with sometimes the addition of commercial wastes collected by a municipality within a given area.

Special Needs Groups. Those segments of the population which have a more difficult time finding decent affordable housing due to special circumstances. Under California Housing Element statutes, these special needs groups consist of the elderly, handicapped, large families, female-headed households, farmworkers and the homeless. A jurisdiction may also choose to consider additional special needs groups in the Housing Element, such as students, military households, other groups present in their community.

Specific Plan. A legal tool authorized by Article 8 of the 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.

Sphere of Influence (SOI). The boundary surrounding cities and special service districts that is intended to represent the area into which the city or district may expand and extend public services.

Storm Drainage System. A system for collecting runoff of stormwater from land and streets and removing it to appropriate outlets. The system may include inlets, catch basins, storm sewer pipes, channels, detention basins, and pump stations.

Storm Water System. The entire assemblage of storm water facilities located within a watershed.

Storm Water. Precipitation that accumulates in natural and/or constructed storage and storm water systems during and immediately following a storm event.

Stream Environment Zone. Generally an area which owes its biological and physical characteristics to the presence of surface or ground water. The precise definition is an area determined to be an SEZ by application of the criteria set forth in TRPA's Water Quality Management Plan for the Lake Tahoe Region, Volume III, SEZ Protection and Restoration Program, dated November, 1988. The criteria for identifying SEZs in Section 37.3 shall be used for purposes of implementing IPES. [Amended 6/28/89] (Source. TRPA)

Subdivision Map Act. Section 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.

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.

Subsidence. The sinking of land, usually occurring over broad areas, which typically results from extraction of groundwater, gas, oil, and geothermal energy, or hydrocompaction, peat oxidation, and fault rupture.

Subsidize. To assist by payment of a sum of money or by the granting of terms or favors that reduce the need for monetary expenditures. Housing subsidies may take the forms of mortgage interest deductions or tax credits from Federal and/or State income taxes, sale or lease at less than market value of land to be used for the construction of housing, payments to supplement a minimum affordable rent, and the like.

Substandard Housing. Residential dwellings that, because of their physical condition, do not provide safe and sanitary housing.

Substandard, Needs Replacement. Substandard units which are structurally unsound and for which the cost of rehabilitation is considered infeasible, such as instances where the majority of a unit has been damaged by fire.

Substandard, Suitable for Rehabilitation. Substandard units which are structurally sound and where the cost of rehabilitation is economically warranted.

Supportive Housing. Housing with a supporting environment, such as group homes or Single Room Occupancy (SRO) housing and other housing that includes a supportive service component such as those defined below.

Supportive Services. Services provided to residents of supportive housing for the purpose of facilitating the independence of residents. Some examples are case management, medical or psychological counseling and supervision, child care, transportation, and job training.

T

Tax Increment. The additional tax revenues that result from increases in property values within a redevelopment area. State law permits the tax increment to be earmarked for redevelopment purposes but requires at least 20 percent to be used to increase and improve the community's supply of low- and very-low-income housing.

Tenant-Based Rental Assistance. A form of rental assistance in which the assisted tenant may move from a dwelling unit with a right to continued assistance. The assistance is provided for the tenant, not for the project.

TMDL. Total Maximum Daily Load.

Tourist Accommodation Unit (TAU). One bedroom, or a group of two or more rooms with a bedroom, with or without cooking facilities, primarily designed to be rented by the day or week and occupied on a temporary basis.

Tourist Accommodation. Uses, facilities, and activities primarily pertaining to the occupation of buildings for eating, sleeping, and living on a temporary basis by persons whose permanent residence is elsewhere. (Source. TRPA)

Toxicity. Capable of producing injury, illness, or damage to humans, domestic livestock, or wildlife through ingestion, inhalation, or absorption through any body surface (e.g., rat poison, cleaning fluids, pesticides, bleach).

Traffic Calming Features. Measures taken to slow traffic and/or reduce traffic volumes on neighborhood streets. They include signage and speed limit signs, striping, speed humps, and traffic circles.

Transient Occupancy Buildings. Buildings that have an occupancy of 30 days or fewer, such as boarding houses, hospices, hostels, and emergency shelters.

Transit Occupancy Tax. A tax imposed by a jurisdiction upon travelers to the area, collected by hotel, bed and breakfast, and condominium operators.

Transitional Housing. Transitional housing is temporary (often six months to two years) housing for a homeless individual or family who is transitioning to permanent housing. Transitional housing often includes a supportive services component (e.g.

job skills training, rehabilitation counseling, etc.) to allow individuals to gain necessary life skills in support of independent living.

U

U.S. Army Corps of Engineers (USACE). A Federal agency of civilian and military engineers, scientists, and other specialists working in engineering and environmental matters to provide quality, responsive engineering services to the United States including planning, designing, building, and operating water resources and other civil works projects (e.g., navigation, flood control, environmental protection, disaster response); designing and managing the construction of military facilities for the Army and Air Force; and providing design and construction management support for other Defense and Federal agencies (i.e., interagency and international services).

U.S. Department of Housing and Urban Development (HUD). The cabinet level department of the Federal government responsible for housing, housing assistance, and urban development at the national level. Housing programs administered through HUD include Community Development Block Grant (CDBG), HOME and Section 8, among others.

U.S. Fish and Wildlife Service (USFWS). A bureau within the Department of the Interior with the mission to work with others to conserve, protect and enhance fish, wildlife and plants and their habitats for the continuing benefit of the American people.

V

Vacant. Lands or buildings that are not actively used for any purpose.

W

Waste Water Treatment Plant (WWTP). A municipal or public service district which provides treatment of collected waste water.

Watershed. A regional land area, defined by topography, soil, and drainage characteristics, within which raw waters collect and replenish supplies.

Watershed. That geographical area which drains to a specified point on a water course, usually a confluence of streams or rivers (also known as a drainage area, catchment, or river basin).

Wildland Intermix. Interspersion of developed land with wildland, where there are no easily discernible boundaries between the two systems, poses more problems in wildland fire management than interface.

Wildland Urban Interface (WUI). The geographical meeting point of two diverse systems, wildland and structures. At this interface structures and vegetation are

sufficiently close that a wildland fire could spread to structures or a structure fire could ignite vegetation.

Wildland. An area in which development is essentially non-existent except for power lines, roads, railroads, and similar transportation facilities. Structures, if any, are widely scattered and are primarily for recreational purposes. Includes large cattle ranches and forests managed for timber production. Wildland fire spread is heavily influenced by three primary factors. weather, topography, and fuel.

Wildlife Corridors. A strip of habitat connecting wildlife populations separated by human activities (e.g., roads, development, or logging); allows an exchange of individual wildlife populations; and facilitates reestablishment of wildlife populations in isolated areas.

Workforce Housing. Housing that is affordable to working households that do not qualify for publicly subsidized housing, and cannot afford market-rate housing in their own community. Ideally, workforce housing in South Lake Tahoe will satisfy the housing needs of family households earning between 60 and 180 percent of the median-household income.

X Y Z

There are no terms to be included.