

# **GLOSSARY**

---

**Active Recreation:** Generally refers to organized sports, usually with various teams that are managed through a single entity that require specialized facilities. Little league baseball, softball, youth and adult soccer and basketball are all examples of organized sports.

**Access:** A way of approaching or entering a property, including ingress (the right to enter) and egress (the right to exit).

**Acre:** An area of land that equals 43,560 square feet. There are 640 acres in a square mile. In many of the agricultural areas, parcels of one square mile are called sections with smaller parcels divided into half, quarter and quarter-quarter sections of 320, 160, and 80 acres, respectively.

**Acre-Foot:** Quantity of water covering an acre to a depth of one foot (12 inches) and is typically the unit of measurement used in water contracts. An acre-foot is equal to 325,851 gallons.

**Acoustics:** The science of sound.

**Affordable Housing:** Under state and federal statutes, housing that cost 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.

**Agency:** The governmental entity, department, office, or administrative unit responsible for carrying out regulations.

**Agricultural Preserve:** Land designated for agriculture or conservation (See Williamson Act).

**Agriculture:** Use of land for the production of food and fiber, including the growing of crops, and / or the grazing of animals.

**Air Pollutants:** Concentrations of substances found in the atmosphere that are undesirable, harmful in some way or exceed established air quality standards. Air pollutants may result in adverse effects on humans, animals, vegetation and / or materials.

**Airport Approach Zone:** The air space at each end of a landing strip that defines the glide path or approach path of an aircraft. An airport approach zone should be free from obstruction.

**Airport Land Use Commission:** A Commission appointed by the Chowchilla City Council for the purpose of making recommendations for the operation and maintenance of the Chowchilla Airport.

**Airport Land Use Compatibility:** Land uses that are compatible with the Airport Land Use Compatibility Plan as adopted by the City of Chowchilla and consistent with the requirements of State Law.

**Airport – Related Use:** A use that supports airport operations including, but not limited to, aircraft repair and maintenance, flight instruction or aircraft chartering.

**Air Quality Attainment Plan:** A plan prepared by an air pollution control district designated as a non-attainment area to comply with the California Clean Air Act for the purpose of meeting the requirements of the California Ambient Air Quality Standards.

**Alley:** A public or private thoroughfare, generally less than twenty (20) feet in width, which serves only as a secondary means of access to abutting property.

**Alquist – Priolo Special Studies Zone:** A state designated seismic zone along traces of potentially and recently active faults, in which specialized geologic investigations must be prepared prior to approval of certain types of new development.

**Ambient:** Surrounding on all sides; used to describe measurements of existing conditions with respect to traffic, noise, air and other environments.

**Amendment:** A change in the wording, context or substance of any provision in the General Plan, an addition or deletion or a change in the zone district boundaries or classification upon the Zoning Map.

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

**Annex / Annexation:** To incorporate a land area into an existing district or municipality with a resulting change in boundaries of the annexing jurisdiction.

**Apartment:** A separate suite, not owner occupied, which includes kitchen, bath and sleeping rooms, and is designed for and rented as the home or residence of one or more persons living as a single housekeeping unit in a building containing at least one other unit used for the same purpose.

**Appropriate:** Suitable for a place or condition.

**Aquifer:** An underground layer of permeable soil, sand or gravel that contains water. An aquifer is the area underground that stores groundwater resources and also referred to as a watertable.

**Archaeology:** The study of historic or prehistoric peoples and their cultures by analysis of their artifacts and monuments.

**Arterial:** A major transportation corridor, usually two or more lanes in each direction, with average daily trips between 12,000 and 30,000 and a right-of-way width between 80 and 110 feet.

**Articulation:** Variation in the depth of the building plane, roofline, or height of a structure that creates patterns of light and shadow and breaks up plain and monotonous areas.

**Attainment:** Compliance with state and / or federal ambient air quality standards.

**Attenuation:** The reduction in the level of noise resulting from absorption by the atmosphere, surrounding topography, barriers, distance and other factors.

**Automobile – intensive Use:** A use that depends on the exposure to continuous automobile traffic.

**Average Daily Trips / Traffic (ADT):** The average daily vehicle trips generated by a land use / activity in an average 24-hour period. The total volume of traffic carried by a roadway segment in an average 24-hour period. A method used to depict the vehicle carrying capacity of streets.

**A – Weighted Decibel (dBA):** A unit of measurement for noise having a logarithmic scale and measured using the “A-weighted sensory network” on a noise measuring device. An increase or decrease of 10 decibels corresponds to a 10 fold increase or decrease in sound energy. A doubling or halving of sound energy corresponds to a three (3) dBA increase or decrease.

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

**Benefit Assessment District:** An area within a public agency's boundaries that receives a benefit from the construction of one or more public facilities. A benefit assessment district has no legal life of its own and cannot act by itself. It is strictly a financing mechanism for providing public infrastructure as allowed under the Streets and Highways Code. Bonds may be issued to finance the improvements, subject to repayment by an assessment(s) charged against the benefiting property (ies).

**Bicycle Lane (Class II Facility):** A corridor expressly reserved for bicycles on a street or roadway in addition to any lanes for use by motorized vehicles.

**Bicycle Path (Class I Facility):** A paved route not on a street or roadway and expressly reserved for bicycles traversing on an otherwise unpaved area.

**Bicycle Route (Class III Facility):** A facility shared with motorists and identified only by signs. A bicycle route has no pavement markings or lane stripes.

**Bikeways:** A term that encompasses bicycle lanes, paths and routes.

**Biotic Community:** A group of living organisms characterized by a distinctive combination of both animal and plant species in a particular habitat.

**Bond:** An interest bearing promise to pay a stipulated sum of money, with the principal amount due on a specific date. Funds raised through the sale of a bond can be used for various public purposes.

**Buffer Zone:** An area of land separating two distinct land uses that acts to soften the effects of one land use on the other.

**Building:** Any structure used or intended for supporting or sheltering any use or occupancy.

**Building Footprint:** The outline of a building at all of those points where it meets the ground.

**Build - out / Buildout:** Development of land to its full potential or theoretical capacity as permitted under a specified planning designation or zoning district.

**California Air Resources Board:** California's lead air quality agency consisting of a Governor appointed board fully responsible for motor vehicle pollution control, and having oversight authority over California's air pollution management program.

**Cal/OSHA:** The Division of Safety and Health protects workers and the public from safety hazards through its CAL/OSHA programs and provides consultative assistance to employers.

**Capital Improvement Program (CIP):** A proposed timetable or schedule of all future capital improvements (e.g., government acquisition of real property, major construction project, or acquisition of equipment) to be carried out during a specific period and listed in order of priority, together with cost estimates and the anticipated means of financing each project. Capital improvement programs are usually projected five years in advance and updated annually.

**Carbon Dioxide:** A colorless, odorless gas that is a normal part of the atmosphere.

**Carbon Footprint:** A measure of the impact human activities has on the environment in terms of the amount of greenhouse gases produced in a given time.

**Carbon Monoxide:** A colorless, odorless, poisonous gas produced as a byproduct of burning fossil fuels.

**Cellular Telephone:** A mobile telephone operated through a cellular radio network.

**Census:** The official decennial enumeration of the population conducted by the federal government.

**Channel Capacity:** The flow rate that a drainage channel can carry when accounting for required freeboard and environmental or legal considerations.

**Character:** Physical characteristics of a structure or area that sets it apart from its surrounding and contributes to its individuality.

**Circulation System:** A network of transit, automobile, bicycle and pedestrian rights-of-way that connect origins and designations.

**City:** City, with a capital “C” generally refers to the government or administration of the City of Chowchilla. City with a lower case “c” may mean any city.

**City Council:** The elected legislative body of a city charged with making the final decision on all issues affecting the city. City Council with capital “C”s generally refers to the elected legislative body of the City of Chowchilla. City council with lower case “c”s may mean any elected legislative body of a city.

**City Limits:** The corporate boundaries of a city that serves as the demarcation point between county jurisdiction and city jurisdiction. Within the city limits most development activity is subject to the city general plan and municipal code (i.e., City of Chowchilla 2040 General Plan and City of Chowchilla Municipal Code) and is regulated by the city council / planning commission (i.e., City of Chowchilla City Council / City of Chowchilla Planning Commission). Outside of the city limits, development activities are regulated by the county general plan and ordinance (i.e., Madera County General Plan and Ordinance) and governed by the board of supervisors / planning commission (i.e., Madera County Board of Supervisors / Madera County Planning Commission).

**Clear Zone:** Section of an airport approach zone where the aircraft defining the glide path is 50 feet or less above the centerline of the runway. The clear zone ends where the height of the glide path above ground level is above 50 feet. Land use under a clear zone is restricted.

**Clustered Development:** A development in which a number of the structures are placed in closer proximity than usual, or are attached, for the purpose of retaining an open space area.

**Community Facilities District:** Under the Mello-Roos Community Facilities Act of 1982 (California Government Code Section 53311, *et seq.*), a legislative body may create within its jurisdiction a special district that can issue tax – exempt bonds for the planning, design, acquisition, construction, and / or operation of public facilities, as well as provide public services to district residents. A tax assessment levied by the district is used to repay the bond.

**Community Noise Equivalent Level (CNEL):** Defined as the 24-hour average noise level with noise occurring during evening hours (10:00 pm – 7:00 am) weighted by a factor of 3 and nighttime hours weighted by a factor of 10 prior to averaging. A penalty (factor) is added to better address the increased sensitivity to noise during those time periods by residents. A higher penalty is added to the night period compared to the evening period because the ambient levels during the night period are lower than during the evening period, therefore increasing a resident’s sensitivity to noise. For a given set of sound measurements, the CNEL value will usually be approximately one (1) decibel higher than the Day-Night Average Sound Level ( $L_{dn}$ ). In practice, CNEL and  $L_{dn}$  are often used interchangeably.

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

**Comprehensive Environmental Response, Compensation and Liability Act (CERCLA):** Commonly known as “Superfund Act” was enacted by the United

**States Congress** in 1980 to protect the environment from risks created from previous disposal practices. The Superfund Act established a long-term trust to provide funding to remediate and prevent damage from improper hazardous material disposal.

**Concurrent / Concurrency:** Installation and operation of facilities and services needed to meet the demands of new development simultaneous with the development.

**Conservation:** The management of natural resources to prevent waste, destruction or degradation.

**Consistent:** Free from significant variation or contradiction. California state law requires a general plan be internally consistent and also requires consistency between a general plan and implementation measures such as the zoning codes.

**County:** County, with a capital "C" generally refers to the government or administration of the County of Madera. County with a lower case "c" may mean any county.

**Covenants, Conditions and Restrictions (CC&Rs):** A term used to describe restrictive limitations that may be placed on property and its use, and which usually are made a condition of holding title or lease.

**Criteria Air Pollutant:** An air pollutant for which acceptable levels of exposure can be determined and for which a federal or state ambient air quality standard has been set.

**Cul-de-Sac:** A dead end street, typically with a bulb turn-around with a minimum radius. Several design alternatives can be considered including: hammer-head and open ended or day-lighted turn around.

**Cultural Resources:** Buildings, sites, structures, objects or places of importance that may have historical, architectural, archaeological, cultural or scientific importance.

**Day / Night Average Sound Level (L<sub>dn</sub>):** Similar to Community Noise Equivalent Level (CNEL), but with no evening weighting. L<sub>dn</sub> represents an average sound exposure over a 24-hour period. L<sub>dn</sub> values are calculated from hourly Equivalent Sound Level (L<sub>eq</sub>) values for the nighttime period (10:00 pm – 7:00 am) increased by 10 decibels to reflect the greater disturbance potential from nighttime noises.

**Decibel (dB):** Fundamental unit of sound, defined as ten times the logarithm of the ratio of the sound pressure squared over the reference pressure squared.

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

**Density:** The number of permanent residential dwelling units per acre of land. Densities specified in this General Plan are expressed in units per gross acre.

**Development Agreement:** A legislatively approved contract between a jurisdiction and a person having legal or equitable interest in real property within the jurisdiction (California Government Code Section 5865 *et seq.*) that “locks in” certain rules, regulations, and / or policies applicable to development of a property for a specified period of time, usually in exchange for certain concessions by the owner.

**Digital Subscriber Line (DSL):** Internet technology that uses existing 2-wire copper telephone wiring to deliver high-speed data services at speeds greater than basic internet dial-up.

**Disinfection:** A process following secondary or tertiary treatment that typically involves the use of chlorine or ultraviolet (UV) radiation to destroy bacteria and other pathogens in wastewater.

**Drainage Channel:** A natural or man-made open channel that convey, store and / or treat runoff.

**Dwelling Unit:** 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.

**Easement:** A limited right to use property owned by another for specific purpose or to gain access to another property.

**Effluent:** Treated wastewater that is discharged from a wastewater treatment plant facility.

**Egress:** A way of exiting a property (the right to exit).

**Equivalent or Energy – Average Sound Level (L<sub>eq</sub>):**

**Ethnography:** The study of contemporary human cultures.

**Exceedance Probability:** The probability that a precipitation or runoff event of a special size will be equaled or exceeded in any one year.

**Fault:** A fracture in the earth’s crust that is accompanied by displacement between two sides of the fault. An active fault is defined as a fault has moved in the last 10,000 to 12,000 years (Holocene geologic time period). A potentially active fault is one that has been active in the past 1.6 million years (Quaternary geologic time period). A sufficiently active fault is one that shows evidence that Holocene displacement occurred on one or more of its segments or branches.

**Federal Emergency Management Agency:** The federal agency that regulates floodplains and manages the nation’s flood insurance program.

**Fiber Optics:** The technology of transferring information through a number of thin flexible glass or plastic tubes (optical fibers) using modulated light waves. Information is transmitted in the form of coded pulses.

**Floodplain:** Land adjacent to a stream, slough or river that is subject to flooding or inundation from a storm event. FEMA defines the floodplain to be the area inundated by the 100-year flood.

**Floodway:** The channel of a watercourse (i.e., river, slough) that must be reserved in order to discharge the base flood without increasing the water surface elevation more than one foot.

**Flood Zone:** The designated area where flooding could occur during the “base flood” or 100-year flood event.

**Freeboard:** The vertical distance between the maximum design water surface of a channel and the top of bank provided to account for differences between predicted and actual water surface elevations and / or to provide an allowance for protection.

**Frequency:** The measure of the rapidity of alternations of a periodic acoustic signal, expressed in cycles per second or Hertz. Subjectively, a sound that has more cycles per second than another is higher pitched. The human hearing system is not equally sensitive to sound at all frequencies and is most sensitive to sounds in the frequency range of human speech, from 400 hundred to 2,000 thousand cycles per second. The most sensitive people can hear sounds ranging from a little below 20 Hertz (Hz) to somewhat above 20,000 Hz.

**Gateway:** Actual architectural features or symbolic arrival points into a city. Gateways add to the emotional sense of arrival when one enters into a city, special district, neighborhood, or defined place.

**General Plan:** A state-mandated planning document (California Government Code, Section 65300) that is defined as the “constitution of the City”. All actions taken by a city must be in substantial conformance with the general plan. A general plan must have the following mandatory seven elements: land use; circulation; housing; conservation; open space; noise and safety; and any optional elements. State law restricts amendments of the general plan to four per year, although as many amendments as necessary may be made at one time. All elements of the general plan must be consistent with one another.

**General Plan Designation:** A category that expresses either the existing or future land use of property within the general plan “area” or “planning area”. Designations are specifically used in the land use element of the general plan to differentiate between land uses. Zoning must be consistent with the general plan land use designation. A general plan designation does not constitute a right to develop, nor does it imply an ability to develop.

**General Plan Planning Area:** An area shown on the General Plan Map in which urban growth is anticipated to be approved by the City as the City grows.

**Global Warming:** An increase in the near surface temperature of the earth. Global warming refers to the warming predicted to occur as a result of increased emissions of greenhouse gases.

**Goal:** A general description of a desired state of affairs for the city. Goals form the broad public purposes toward which objectives, policies and implementation measures are directed. Since goals are general statements, more than one set of actions could be taken toward achieving a specific goal.

**Greenhouse Effect:** The effect produced as greenhouse gases allow incoming solar radiation to pass through the earth's atmosphere, but prevents most of the outgoing infra-red radiation from the surface and lower atmosphere from escaping past the earth's atmosphere.

**Greenhouse Gas:** Any gas that absorbs infra-red radiation in the atmosphere. Greenhouse gases include water vapor, carbon dioxide, methane, nitrous oxide, halogenated fluorocarbons, ozone, sulfur hexafluoride, perfluorocarbons and hydrofluorocarbons.

**Gross Acre:** The total land area within a defined boundary including any area for rights-of-way, easements or other dedications or other encumbrances that affect the amount of developable area. Typically gross acreage is used to determine the maximum amount of development allowable on a given amount of land.

**Groundwater Basin:** A groundwater basin is the above ground area from which water flows or seeps into a particular aquifer or series of linked aquifers.

**Groundwater Recharge:** The natural process of infiltration and percolation of water from land areas or streams through permeable soils into the underground aquifer.

**Habitat:** The physical location or type of environment in which an organism or biological population lives or occurs.

**Hazardous Materials:** California Code of Regulations defines a hazardous material as a substance that, because of its physical or chemical properties, quantity, concentration or other characteristics, may either cause an increase in mortality or an increase in serious, irreversible, or incapacitating, illness; or pose a substantial present or potential hazard to human health or the environment when improperly treated, stored, transported or disposed of.

**Historic:** An historic building or site 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.

**Historic Preservation:** The identification and protection of property, site, neighborhood or area of archaeological, cultural, historic, or, architectural significance.

**Historic Site:** A property, site, neighborhood or area having historic, cultural or geographic significance. Structures on historic sites may not necessarily relate to the site's significance.

**Household:** All persons, related or unrelated, who occupy a single housing unit.

**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, or any other residential unit considered real property under California state law. A housing unit must have at least cooking area, bathroom, and a place to sleep.

**Implementation Measure:** A specific action or series of actions, to be taken by the city toward meeting stated goals, objectives and policies.

**Infrastructure:** Public services and facilities such as sewer collection and treatment facilities, water supply and conveyance facilities, roads, electrical and natural gas utilities.

**Integrated Waste Management Act of 1989:** The California *Integrated Waste Management Act of 1989* (AB 939) mandates that all cities and counties in California divert 50 percent of their solid waste (using 1990 levels as a baseline) from landfills or transformation facilities by January 1, 2000. Local and county governments are responsible for implementing diversion programs in order to meet these goals, and generally do so using means such as source reduction, recycling and composting programs. The Act also established the California Integrated Waste Management Board (CIWMB) to provide oversight for the waste disposal reduction program.

**Internet:** A network that links computer networks all over the world by satellite and telephone, connecting users with service networks such as e-mail and the World Wide Web.

**Landmark:** Any structure or natural feature designated as a cultural or historic monument under the provisions of the City's Municipal Code or as listed in *California Historical Landmarks*.

**Levee:** A dike or embankment constructed to confine flow to a stream channel and provide protection to adjacent land. A levee designed to provide 100-year flood protection must meet FEMA standards.

**Level of Service (LOS):** A standard used by government agencies to measure the quality or effectiveness of a municipal service such as police, fire or library, or the performance of a facility such as a street or intersection.

**Liquefaction:** Liquefaction in soils and sediments occur during some earthquake events, when material is transformed from a solid state to a liquid state due to increase pressure in the spaces between the soil particles. Earthquake induced liquefaction most often occurs in low-lying areas with soils or sediments composed of unconsolidated, saturated, clay-free sands and silts, but it can also occur in dry, granular soils or saturated soils with some clay content.

**Local Agency Formation Commission (LAFCo):** A five member commission within Madera County that reviews, evaluates and approves 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.

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

**Magnitude:** Earthquake magnitude is measured by the Richter-scale, indicated as a series of Arabic numbers with no theoretical maximum magnitude. The greater the energy released from the fault rupture, the higher the magnitude of the earthquake. Magnitude increases logarithmically in the Richter-scale.

**Maximum Sound Level (L<sub>max</sub>):** The highest root – mean – square sound (RMS) level measured over a given period of time.

**May:** The word “may” means the directive or requirement is permissive or selective and is imposed at the option of the decision-maker.

**Mineral Resource Zone:** Mineral resource zones (MRZ) are lands classified by the California State Geologist based on the known or inferred mineral resource potential of the land. The classification is solely based on geology, without regard to land use or land ownership.

**Minimum Sound Level (L<sub>min</sub>):** The lowest root – mean – square sound (RMS) level measured over a given period of time.

**Net Acre:** Gross acre less required dedication for street rights-of-way, easements or other parcel alterations or encumbrances to the amount of buildable area. Net acreage is used to set maximum developable standards (e.g., setbacks) for a given parcel.

**Noise:** Unwanted sound.

**Noise Contour:** Connecting points of equal noise exposure.

**Noise-Sensitive Land Use:** Land uses that are particularly sensitive to noise at levels commonly found in the urban environment. This category includes residential uses, schools, hospitals, churches, performing arts facilities, hotels and motels.

**Objective:** A measurable step toward meeting a goal. Objectives are typically used as milestones toward meeting the broader goal statement.

**Open Space:** Public or private land without significant structures that may or may not be landscaped or planted for public use. Land designated for preservation of natural resources (e.g., watershed, wildlife), managed production of resources (groundwater recharge areas), outdoor recreation and areas with outstanding scenic, historic and cultural resources and for public health and safety (e.g., flood plain)

**Ordinance:** A law or regulation set forth and adopted by a City. The collection of ordinances is commonly referred to as the “City municipal code” and may cover everything from land uses to speed limits to water restrictions.

**Overdraft:** Overdraft is a condition of a groundwater basin or aquifer in which withdrawals exceed inflow.

**Ozone:** Ozone is a pungent, colorless toxic gas created in the atmosphere rather than emitted directly into the air. Ozone is produced in complex atmospheric reactions involving oxides of nitrogen and reactive organic gases with ultraviolet energy from the sun.

**Parcel:** A lot, or contiguous group of lots, in single ownership or under single control, usually considered a unit for purpose of development.

**Park:** A place designed specifically for recreation. A park can be publicly or privately owned and / or managed.

**Passive Recreation:** Individual enjoyment of the outdoors without the structure of a managed sports event. Pedestrian exercise trails, picnic areas, gardens, and green space areas are all examples of passive recreation.

**Percentile Exceeded Sound Level (L<sub>x</sub>):** The sound level exceeded during a given percentage of measurement period (i.e., L<sub>10</sub>, L<sub>50</sub>, L<sub>75</sub>). The “x” represents the percent of the measurement period where A-weighted sound level (represented by the “L”). For example, L<sub>10</sub> represents the sound level exceeded 75 percent of the time L<sub>50</sub>; represents the median sound level measured during the measurement period; and L<sub>75</sub> represents the sound level exceeded 75 percent of the time.

**Photochemical:** A process in which two or more chemicals react in the atmosphere to form a new chemical.

**Plan Area / Planning Area:** The area directly addressed by the general plan. The 2040 General Plan Planning Area encompasses the City of Chowchilla's City limits and potential annexable land within its Sphere of Influence that the City intends to grow.

**Plan Lines:** Officially established right-of way lines for future streets or for the extension or widening of existing streets within which the construction of structures is prohibited.

**Planned Development:** A zoning process whereby a city allows flexibility in development standards in exchange for some form of amenity associated with the development. Planned developments can vary from lot sizes, setbacks, density / intensity standards set forth in a general plan.

**Planning Commission:** An administrative body, appointed by a city council, charged with the development and implementation of the general plan, zoning map and ordinance, and the processing of parcel and subdivision maps. Issues before the planning commission usually take one of two forms – approval / denial or recommendation.

**Planning Sub-Area:** An area designated in the General Plan as “ripe for development” under certain conditions including population and economic demand, infrastructure availability, willing land owners, and mitigateable environmental effects.

**PM<sub>10</sub>:** Dust and other particulate matter regulated by federal and state air quality regulations. PM<sub>10</sub> refers to dust / particulates that are 10 microns in diameter or smaller.

**PM<sub>2.5</sub>:** Dust and other particulate matter regulated by federal and state air quality regulations. PM<sub>2.5</sub> refers to dust / particulates that are 2.5 microns in diameter or smaller.

**Policy:** A statement that is intended to guide future decision making, or encourage an action by a city or others, that will help meet a general plan objective and goal.

**Pre-zone or Prezoning:** The act of “zoning” land outside designated city limits in conformance with the city’s general plan prior to the annexation of the land subject to the pre-zone. Zoning, however, does not come into effect until the land is annexed into the city.

**Primary Wastewater Treatment:** Treatment of wastewater prior to other forms of treatment and involving settling and removal of suspended solids.

**Recreational Area:** Any public or private space (e.g., park, community center) set aside or primarily oriented to recreational use.

**Redevelopment Agency:** A municipal corporation which is charged with the redevelopment or development of a designated area within the City of Chowchilla.

**Regional Park:** An area or place designated and intended to serve an entire community, district or series of communities and / or districts. A regional park may be a large natural or preservation area along a waterway, adjacent to a water body or scenic area preserved for the use by the general public.

**Rezone:** 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 of land.

**Right-of-Way:** A strip of land occupies or intended to be occupied by certain transportation and public use facilities such as roads, railroad, and utilities.

**Riparian Area:** An area comprised of the vegetative and wildlife habitat adjacent to perennial and intermittent streams. Riparian areas are delineated by the existence of plant species normally found near freshwater.

**San Joaquin Valley Air Basin:** The basin is a geographic area extending from the northern most boundary of San Joaquin County to the southern most boundary of Kern County that exhibits similar meteorological and geographic conditions.

**San Joaquin Valley Air Pollution Control District:** The regulatory agency responsible for developing, implementing and reporting on air quality plans, as well as responsible for monitoring and reporting air quality data for the cities and counties of San Joaquin, Stanislaus, Merced, Madera, Fresno, Tulare, Kern and Kings Counties.

**Secondary Planning Area:** A designated area on the General Plan Land Use Map that is intended to allow development should a site for the High Speed Rail Heavy Maintenance Facility be selected in that quadrant of the Sphere of Influence or a development proposal such as a rail served industrial park or a new major circulation facility constructed that will create a new major transportation intersection in the Sphere of Influence.

**Secondary Wastewater Treatment:** Treatment of wastewater that typically follows primary wastewater treatment and involves biological processes and settling tanks to remove organic material.

**Sensitive Receptors:** A land use which is sensitive to a specific or defined condition or activity. Typically, sensitive receptors include residences, hospitals, convalescent homes, day care facility, schools and other similar land uses

**Service Area:** The area for which a purveyor is responsible for providing infrastructure or utility services (e.g., water, sewer, drainage, power, communications) or defined area for which served by an educational or recreational entity or amenity (e.g., elementary school, neighborhood park).

**Setback:** The horizontal distance between the property line and any structure.

**Shall:** The word “shall” means that the directive or requirement is mandatory and cannot be waived or modified.

**Should:** The word “should” signifies a directive to be honored if at all possible; a less rigid directive than “shall”. To be honored in the absence of compelling or contravening considerations.

**Specific Plan:** A legal tool authorized by Article 8 of the California Government Code (Section 65450 et seq.) for the systematic implementation of the general plan for a defined portion of the City’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 conservation, development, and use of natural resources, and a program of implementation measures, including financing measures.

**Sphere of Influence:** A plan area for the probable ultimate physical boundaries and service area of a local agency as determined by the local agency formation commission (LAFCo). Cities, special districts, and unincorporated communities may all have a sphere of influence. The boundary, or expansion of the boundary, can only be accomplished through LAFCo action and is dependant upon the city’s ability to provide services, the logic of expansion in a given area, the existence of other conflicting spheres, and the conversion of agricultural land. The sphere of influence is usually larger than the “city limits”.

**State Historical Landmark:** Historic structure or site of local or statewide importance.

**State Point of Historical Interest:** Historic structure or site of local or county-wide interest.

**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.

**Transit:** The conveyance of persons or goods from one place to another by means of a local, public transportation system.

**Tertiary Wastewater Treatment:** Treatment of wastewater that follows secondary treatment and involves filtration processes to remove fine suspended and colloidal material, thus providing a more advanced level of treatment than secondary treatment alone.

**Title 22:** A section of the California Water Code requiring filtration of any reclaimed effluent used for full-body contact recreation or fresh food crop irrigation, provided a receiving water dilution of less than 20 to 1 exists. Title 22 requires lesser levels of treatment for other uses of reclaimed effluent.

**Trip:** A one-way journey that proceeds from an origin to a destination via a single mode of transportation.

**Trip Generation:** The dynamics that occur for people making trips in automobiles or by means of public transportation. Trip generation is the basis for estimating the level of use for a transportation system and the impact of additional development or transportation facilities on an existing transportation system.

**Truck Route:** A path of circulation required for all vehicles exceeding set weight or axle limits. Truck routes are typically arterials and collectors through commercial or industrial areas, and avoid residential or other traffic sensitive land use areas.

**Unified Building Code (UBC):** A national standard building code that sets forth minimum standards for construction, published by the International Conference of Building Officials.

**Urban Reserve:** A General Plan Land Use designation that identifies land that is reserved for future growth of the City should land that is shown for development is not converted to urban use and/or special circumstances would allow the land to be developed to accomplish a specific economic or housing objective not able to be otherwise accomplished.

**Vision:** A perspective of the City of Chowchilla shared by a majority of the residents and the City Council.

**Volatile Organic Compounds:** Any organic compound containing at least one carbon atom except for specific exempt compounds found to be non-photochemically reactive.

**Wastewater:** Liquid and water-carried wastes and sewage from residential dwellings, commercial buildings, industrial and manufacturing facilities, and institutions, whether treated or untreated.

**Wastewater Collection System:** A system of pipes, pump stations, manholes and other facilities that convey untreated wastewater from various sources within the City to the City wastewater treatment plant.

**Water Demand:** The volume of water requested by users to satisfy their needs.

**Water Quality:** The chemical purity of the water measured in terms of a variety of constituents of parameters (e.g., turbidity, metal concentration, organics concentration, etc.)

**Watershed:** Similar to a groundwater basin, a watershed is the area or region from which surface water flows to a particular water body.

**Water Supply:** Water supplied from a body of water (e.g., lake, river, slough) or groundwater conveyed to the surface via a well or series of wells.

## Glossary

---

**Will:** The word “will” expresses intent or purpose - signifies expected or may be expected.

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