

From: [Rue](#)
To: [Jacquelynn Ocana](#); [Caitlin Cornwall](#); Lawrence.Reed@sonoma-county.org; [Kevin Deas](#); [Eric Koenigshofer](#)
Cc: [PlanningAgency](#); [Scott Orr](#); [Gary Helfrich](#); [Chelsea Holup](#); [Verne Ball](#); [Tennis Wick](#); [Leo Chyi](#)
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EXTERNAL

Thank you for the hours and months you have spent working on the Local Coastal Plan update. It is much appreciated.

Attached are my current comments and questions on the May 2022 Draft of the Local Coastal Plan Glossary section.

Enjoy this beautiful summer day, and thank you.
Rue

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Glossary

Unless the context clearly implies a contrary meaning or unless a rigid application of the definition would be contrary to the law, the following words, when used in the Local Coastal Plan, shall be construed as follows:

Goals, Objectives, Policies, Programs, and Initiatives

Goals: General guidelines that explain what the County seeks to achieve through Local Coastal Plan implementation.

Objectives: Statements that set forth strategies or implementation measures to help attain the stated goals.

Policies: Statements that bind or directly guide the County's actions and establish the standards of review for determining whether land use and development decisions, zoning changes, or other County actions are consistent with the Local Coastal Plan.

Programs: Ongoing or future actions necessary or potential steps for implementation of the Local Coastal Program; for example, further study and development of plans of ordinances.

Initiatives: Non-binding and/or advisory statements of intent, encouragement, or pledges of support for specific endeavors, programs, partnership or outcomes; and which may set guidelines and priorities for County actions.

Definitions and Commonly Used Terms

Abut: To touch along a border or with a projecting part; to border on.

Define ACC parcels/lots and divisions

Accessory Building: A subordinate building, the use of which is incidental to that of the main building on the same lot or building site. [Define - see comments below](#)

Accessory Dwelling Unit: An attached or detached residential dwelling unit provided in compliance with Section 26C-325.1, which provides complete independent living facilities for one (1) or more persons, and includes separate permanent provisions for entry, living, sleeping, eating, cooking and sanitation on the same parcel as a single-family dwelling. An accessory dwelling unit may also be provided as an efficiency dwelling unit and/or a manufactured home, as defined in this section. Also known as Second Dwelling Units.

Adaptive Reuse: The process of reusing an existing building for a purpose other than which it was originally built or designed for.

Adjacent: Having a common border.

Adjoin: Lie next to or in contact with.

Affordable Housing: Housing which costs no more than 30 percent of a low or very low income household's gross monthly income. For rental housing, the residents pay up to 30 percent of gross income on full-service rent (including utilities) or the combination of rent and separate utility costs. For home ownership, residents pay up to 30 percent on the combination of mortgage payments, taxes, insurance, and utility costs.

Agricultural Area: Land used to produce food, fiber, or plant materials, and its immediate surrounding area. See Agricultural Production Area

Agricultural Employee Housing: See Farmworker Housing

Agricultural Farmstay: See Farmstays

Agricultural Land: Land designated within an agricultural land use category.

Agricultural Operation: A specific agricultural use or business.

Agricultural Production Activities: Those activities directly associated with agriculture, but not including agricultural support services, processing, and visitor serving uses. This is the act of changing an agricultural product from its natural state to a different form, activities include growing, harvesting, crop storage, milking, etc.

Agricultural Production Area: Land used to produce food, fiber, or plant materials, and its immediate surrounding area.

Agricultural Support Services: Processing of food and fiber grown within the Sonoma County coastal zone, maintenance and repair of farm machinery and equipment, veterinary clinics, contract farming and farm management services, agricultural waste handling and disposal services, and other similar services that directly support agriculture within the coastal zone.

Agricultural Tourism: An activity carried out on a farm or ranch that allows members of the general public, for recreational, entertainment or educational purposes, to view or participate in agricultural activities such as farming, processing of agricultural products, ranching or similar natural activities and attractions that are directly related to the production of food or fiber. (CCC REVISED)

Agriculture: The production of food, fiber, plant materials, and the raising and maintaining of horses, donkeys, mules, and similar livestock and farm animals. *Cattle, sheep, goats and other grazing animals are common in the coastal area ... (horses?)*

Alluvium: clay, silt, sand, gravel, or similar detrital material deposited by running water

Alternative On: Engineered septic and leach field systems that Sonoma County has been authorized to permit on a routine basis. Currently these include Filled Land, Shallow Sloping, Pressure Distribution and Mound septic systems. The Filled Land and Shallow Sloping systems are similar to Standard Septic System servicing requirements, while Mound and Pressure Distribution Systems require quarterly monitoring, an easement allowing the County to conduct annual monitoring of these systems, and an annual operating permit.

Alternative Sewage Disposal System: A non-standard sewage disposal system that has demonstrated satisfactory operation, maintenance, and monitoring under Phase I and Phase II of the Non-standard Sewage Disposal Program and approved by the County.

Alternative Transportation Mode: Transportation alternatives to travel by automobile other than public transit. Examples include bicycles, walking, and personal electric assist vehicles such as e-bikes and electric scooters.

Animal Husbandry: The raising, breeding, and maintaining of horses, donkeys, mules, and similar livestock and farm animals. Also known as Farm Animal Production *Cattle, sheep, goats and other grazing animals are common in the coastal area*

Aquaculture: That form of agriculture devoted to the propagation, cultivation, maintenance, and harvesting of aquatic plants and animals in marine, brackish, and fresh water. “Aquaculture” does not include species of ornamental marine or freshwater plants and animals not utilized for human consumption or bait purposes that are maintained in closed systems for personal, pet industry, or hobby purposes. Aquaculture products are agricultural products, and aquaculture facilities and land uses shall be treated as agricultural facilities and land uses in all planning and permit-issuing decisions governed by the California Coastal Act.

Aquifer: A geologic formation that stores, transmits, and yields significant quantities of water into wells and springs.

Arterial: Medium to high capacity roadway serving primarily through traffic.

Base Zone: The zoning district which describes and regulates the predominant use of the land to which additional combining districts may be applied.

Bikeway: Any facility that explicitly provides for bicycle travel. Bikeways are classified into three types denoting a degree of separation from the highway, as follows: Class I (completely separated right-of-way designated for the exclusive use of bicycles), Class II (a restricted right-of-way designated for the exclusive or semi exclusive use of bicycles), and Class III (a shared right-of-way designated by signing or stenciling on pavement).

Biosolids: Sewage sludge that has been treated, tested and shown to be capable of being used beneficially as a soil amendment for agricultural, silvicultural, horticultural, and land reclamation activities.

Biotic Resource Area: Unique or significant plant or animal communities, including estuaries, fresh and salt water marshes, tideland resources, riparian corridors and certain terrestrial communities.

Bluff: A high bank or bold headland with a broad, precipitous, sometimes rounded cliff face overlooking a plain or body of water. A bluff may consist of a steep cliff face below and a more sloping upper bluff above.

Bluff Edge: The line of intersection between the steeply sloping bluff face and the flat or more gently sloping bluff top; or the upper termination of a bluff, cliff, or seacliff. In cases where the top edge of the bluff is rounded away from the face of the bluff as a result of erosion processes related to the presence of the steep bluff face, the bluff line or edge shall be defined as that point nearest the bluff beyond which the downward gradient of the surface increases more or less continuously until it reaches the general gradient of the bluff. In a case where there is a step-like feature at the top of the bluff face, the landward edge of the topmost riser shall be taken to be the bluff edge. Bluff edges

typically retreat landward due to coastal erosion, landslides, development of gullies, or by grading (cut). In areas where the bluff top or bluff face has been cut or notched by grading, the bluff edge shall be the landward most position of either the current or historic bluff edge. In areas where fill has been placed near or over the historic bluff edge, the original natural bluff edge, even if buried beneath fill, shall be taken to be the bluff edge.

Bluff Top: The upper surface of a bluff or cliff.

Bodega Harbor Tideflats: A marshy, sandy or muddy nearly horizontal coastal flatland which is alternately covered and exposed as the tide rises and falls. Vegetation is limited to algae and some other wetland vegetation.

Building Envelope: A defined location or locations on a parcel.

Build out: A theoretical level of development which assumes that every parcel of land will develop to the maximum allowed by a plan or zoning.

Channelization: The straightening and/or deepening of a water course for purposes of stream runoff control or ease of navigation. Channelization often includes the lining of stream banks with retaining material such as concrete.

Circulation: The movement of goods and people within a region.

Clear cutting: A method of timber harvest as defined by the California Department of Forestry and Fire Protection.

Clustered Development: Development in which a number of dwelling units are placed in closer proximity than usual, or are attached, with the purpose of retaining an expanse of undeveloped or less developed land.

Coast: The part of the land near the sea; the edge of the land.

Coastal Bluffs: Area between the cliff edge and the highest high tide line. Bluffs or cliffs are scarps or steep faces of rock, decomposed rock, sediment or soil resulting from erosion, faulting, folding or excavation. When the top edge of the cliff is rounded away from the face of the cliff, the edge shall be defined as that point nearest the cliff beyond which the downward gradient of the land surface increase more or less continuously until it reaches the general gradient of the cliff.

Coastal County: A county or city and county which lies, in whole or in part, within the coastal zone.

Coastal-Dependent Development or Use: Any development or use which requires a site on, or adjacent to, the sea to be able to function at all.

Coastal-Related Development: Any use that is dependent on a coastal-dependent development or use.

Coastal Development Permit: A permit for any development within the coastal zone that is required pursuant to subdivision (a) of Section 30600 of the California Coastal Act.

Coastal Plan: The California Coastal Zone Conservation Plan prepared and adopted by the California Coastal Zone Conservation Commission and submitted to the Governor and the Legislature on December 1, 1975, pursuant to the California Coastal Zone Conservation Act of 1972 (commencing with Section 27000).

Coastal Redevelopment: Development located between public trust lands and a point 100 feet inland of the top of a coastal bluff, adjoining or near the ocean and land interface, or at very low-lying elevations along the shoreline that consists of: 1) additions to an existing structure; 2) exterior or interior renovations; or 3) demolition of an existing bluff top home or other principal structure, or portions thereof, which results in:

- (1) Alteration of 50 percent or more of major structural components including exterior walls, floor and roof, and foundation; or a 50 percent increase in floor area. Alterations are not additive between individual major structural components; however, changes to individual major structural components are cumulative over time from the effective date of the Coastal Act (January 1, 1977).
- (2) Demolition, renovation, or replacement of less than 50 percent of a major structural component where the proposed alteration would result in cumulative alterations exceeding 50% or more of a major structural component, taking into consideration previous alterations approved on or after the effective date of the Coastal Act (January 1, 1977); or an alteration that constitutes a less than 50 percent increase in floor area where the proposed alteration would result in a cumulative addition of greater than 50 percent of floor area, taking into consideration previous additions approved on or after the effective date of the Coastal Act (January 1, 1977).

Coastal Prairie and Grassland: Discontinuous grassland usually within 100 km of the coast; usually on southerly facing slopes or terraces. This habitat type is characterized by a mixture of heavily grazed, introduced annual grasses and some native perennial grasses, generally underlain by sandy to clay loam surface soils. This mapping category does not indicate pristine coastal prairie.

Coastal Woodland: Category grouping the redwood, mixed evergreen, closed cone pine, and oak woodland forests.

Coastal Zone: That land and water area of the State of California from the Oregon border to the border of the Republic of Mexico, specified on the maps identified and set forth in Section 17 of that chapter of the Statutes of the 1975-76 Regular Session enacting this division, extending seaward to the state's outer limit of jurisdiction, including all offshore islands, and extending inland generally 1,000 yards from the mean high tide line of the sea. In significant coastal estuarine, habitat, and recreational areas it extends inland to the first major ridgeline paralleling the sea or five miles from the mean high tide line of the sea, whichever is less, and in developed urban areas the zone generally extends inland less than 1,000 yards. The coastal zone does not include the area of jurisdiction of the San Francisco Bay Conservation and Development Commission, established pursuant to Title 7.2 (commencing with Section 66600) of the Government Code, nor any area contiguous thereto, including any river, stream, tributary, creek, or flood control or drainage channel flowing into such area.

Collector: A relatively low speed, low volume roadway which provides circulation within and between neighborhoods which is intended to collect trips from local streets and distribute them to the arterial network.

Combining District: A zoning designation which is superimposed over a base zoning district to modify the regulations in the base zoning district.

Commercial Fishing: See Marine Industrial

Community Noise Exposure Level (CNEL): CNEL is a measure of the cumulative effect of individual noise events averaged over a 24-hour period and weighted by the time of occurrence.

Compatible, Congenial, Harmonious with: As used in the land use and other elements, referring to land uses and types of development that can exist together without creating a conflict.

Conservation: The management of natural resources to prevent waste, depletion, destruction, or neglect.

Constraints: Impediments to development, such as slope instability, lack of adequate water.

Countywide: Sonoma County in its entirety; both the unincorporated areas and the Cities.

Cultivation: The act of preparing the soil for the raising of crops.

Cultural Resources: Physical evidence or place of past human activity: site, object, landscape, structure; or a site, structure, landscape, object or natural feature of significance to a group of people traditionally associated with it.

Cumulative Effect: The incremental effects of an individual project which shall be reviewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.

Defensible space: A buffer zone created between a building on your property and the grass, trees, shrubs, or any wildland area that surrounds the building in order to slow or stop the spread of wildfire to protect your building from catching fire.

Density: As generally used in the land use element, the term refers to the number of acres per residential dwelling unit or the number of dwelling units per acre.

Development: On land, in or under water, the placement or erection of any solid material or structure; discharge or disposal of any dredged material or of any gaseous, liquid, solid, or thermal waste; grading, removing, dredging, mining, or extraction of any materials; change in the density or intensity of use of land, including, but not limited to, subdivision pursuant to the Subdivision Map Act (commencing with Section 66410 of the Government Code), and any other division of land, including lot splits, except where the land division is brought about in connection with the purchase of such land by a public agency for public recreational use; change in the intensity of use of water, or of access thereto; construction, reconstruction, demolition, or alteration of the size of any structure, including any facility of any private, public, or municipal utility; and the removal or harvesting of major vegetation other than for agricultural purposes, kelp harvesting, and timber operations which are in accordance with a timber harvesting plan submitted pursuant to the provisions of the Z'berg-Nejedly Forest Practice Act of 1973 (commencing with Section 4511). As used in this definition, "structure" includes, but is not limited to, any building, road, pipe, flume, conduit, siphon, aqueduct, telephone line, and electrical power transmission and distribution line.

Discretionary Project or Permit: A project or permit which the decision making body may approve, approve with conditions or deny.

Disruption of Habitat Values: Physical removal, destruction, damage, disturbance, fragmentation, or contamination of air, land, water, soil, and vegetation of an area which cause the plant and animal

habitats in the area to be removed, replaced by other habitats, or degraded to the point where the habitats are functionally unable to support the plant and animal species originally present.

Drainage Basin: A drainage basin is any area of land where precipitation collects and drains off into a common outlet, such as into a river, bay, or other body of water.

Dunes and Coastal Strand: Coastal dunes are sandy beach materials formed into dunes by the wind. Most of the ground is bare sand, either actively moving or stabilized by a vegetative cover: low growing annual or perennial herbs with low water requirements and a high salt tolerance. (Coastal Strand is the plant community found on sandy beaches and dunes scattered along the entire coast).

Dwelling Unit: A residence containing cooking, sleeping and sanitation facilities used to house the members of a household. Within the meaning of the General Plan, **dwelling unit does not include a second dwelling as defined in the Sonoma County Code Section 26-10, nor to Farmworker and Farm Family Housing.**

Earthquake Epicenter: The point on Earth's surface directly above the focus point of where the earthquake is originating underground.

Easement: Usually the right to use property owned by another for specific purposes.

Easement; Conservation, Scenic, or Open Space: An interest in real property whereby open space is secured.

Effluent: Liquid waste or sewage discharged into a river or the sea

Embankment: A man-made ridge, bank, mound, or dike of earth, gravel, or stone that carries a road or railway or confines or holds back water in a waterway.

Emergency Service: Emergency services conducted by public agencies or private firms including the following:

- (1) Fire services including wildland fire suppression
- (2) Police services
- (3) Medical services

Energy Facility: Any public or private processing, producing, generating, storing, transmitting, or recovering facility for electricity, natural gas, petroleum, coal, or other source of energy.

Environment: The circumstances, objects, or conditions by which one is surrounded. The physical conditions including both natural and man-made, which exist within an area including land, air, water, minerals, flora, fauna, noise, and objects of historic or aesthetic significance.

Environmentally Sensitive Habitat Area: Defined by the California Coastal Act Section 30107.5 as "Any area in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which could be easily disturbed or degraded by human activities and developments."

In the Sonoma County Local Coastal Plan, environmentally sensitive habitat areas include those areas which meet one of the following criteria: (1) habitats containing or supporting "rare and endangered" species as defined by the State Fish and **Game** Commission, (2) all perennial and intermittent rivers,

Fish & Wildlife currently?

streams, their tributaries, and associated riparian habitat, (3) coastal tide lands and marshes, (4) coastal and offshore areas containing breeding or nesting sites and coastal areas used by migratory and resident water-associated birds for resting and feeding, (5) marine mammal haul out areas, (6) areas used for scientific study and research concerning fish and wildlife, (7) lakes and ponds and adjacent shore habitat, (8) existing game and wildlife refuges and reserves, and (9) sand dunes. *Setbacks or described perimeters?*

Environmental Justice: Defined by the California Coastal Act Section 30107.3 as

(a) “Environmental justice” means the fair treatment and meaningful involvement of people of all races, cultures, incomes, and national origins, with respect to the development, adoption, implementation, and enforcement of environmental laws, regulations, and policies.

(b) “Environmental justice” includes, but is not limited to, all of the following:

- (1) The availability of a healthy environment for all people. *equal access to environmental and /or coastal areas*
- (2) The deterrence, reduction, and elimination of pollution burdens for populations and communities experiencing the adverse effects of that pollution, so that the effects of the pollution are not disproportionately borne by those populations and communities.
- (3) Governmental entities engaging and providing technical assistance to populations and communities most impacted by pollution to promote their meaningful participation in all phases of the environmental and land use decision making process.
- (4) At a minimum, the meaningful consideration of recommendations from populations and communities most impacted by pollution into environmental and land use decisions.

Environmentally Suitable: Having minimal or insignificant adverse impact on the environment.

Environmental Review: The identification and analysis of the potential adverse impacts of a proposed development on the environment conducted pursuant to the California Environmental Quality Act and the National Environmental Policy Act for project receiving Federal funds or when required by Federal resource agencies. (CCC REVISED)

Erosion: The loosening and transportation of rock and soil debris by wind, rain, or other running water or the gradual wearing away of the upper layers of the earth.

Estuary: The lower course of a river or stream where tidal influence is noticeable; the mixing zone of fresh and salt waters near the mouth of a river or stream.

Farm Animal Production: The raising, breeding, and maintaining of horses, donkeys, mules, and similar livestock and farm animals. Also known as Animal Husbandry. *Cattle, sheep, goats and other grazing animals are common in the coastal area*

Farm Retail Sales: A small-scale retail facility for year-round sales of agricultural products grown or raised on the site or other properties owned or leased by the farm operator, and pre-packaged goods processed from onsite agricultural production, excluding alcoholic products. Examples include dairy and meat products that require refrigeration. Small-scale farm retail sales must be in compliance with the County Code. Sampling of products grown or processed on-site may be allowed with a Retail Food Facility Permit. Incidental sales of merchandise or goods not produced onsite is limited to ten percent (10%) of the floor area up to a maximum of fifty (50) square feet.

Farm Stand: An area for the temporary or seasonal sales and promotion of agricultural products that are grown or raised on the site and pre-packaged, shelf stable goods processed from onsite agricultural production, excluding alcoholic products. Examples include: produce, eggs, honey, jams, pickles, nuts, olive oil, and similar products. Farm stands must be consistent with Section 47050 of the Food and Agricultural Code and Section 113778.2 of the Public Health and Safety Code. Sampling of products grown on-site may be allowed with a Retail Food Facility Permit. Incidental sales of merchandise or goods not produced on site is limited to ten percent (10%) of the floor area up to a maximum of fifty (50) square feet.

Farmland of Local Importance: Farmland other than Prime Farmland, Farmland of Statewide Importance, or Unique Farmland. This land may be important to the local economy due to its productivity or value, as defined by the Board of Supervisors.

Farmstay: Transient lodging accommodations containing five or fewer guestrooms in a single- family dwelling or guest quarters provided as part of a farming operation, with an on-site farmer in residence, that includes all meals provided in the price of the lodging, and that meets all of the standards in the County Code.

Farmworker Housing: A dwelling unit or dwelling units occupied by persons employed by agricultural operations, and their dependents.

Feasible: Defined by California Coastal Act Section 30108 as “That which is capable of being accomplished in a successful manner within a reasonable period of time, **taking into account economic, environmental, social, legal** and technological factors.” *“Economic” is the first criteria for success/feasibility?*

Federal Coastal Act: The Federal Coastal Zone Management Act of 1972 (16 U.S.C. 1451, et seq.), as amended.

Fill: Earth or any other substance or material, including pilings placed for the purposes of erecting structures thereon, placed in a submerged area.

Fish or Wildlife Corridor: A habitat linkage that joins two or more areas of fish or wildlife habitat, allowing for fish passage or the movement of wildlife from one area to another.

Flood, 100-year: The magnitude of a flood expected to occur on the average every 100 years, based on historical data. The 100-year flood has a 1/100, or one percent, chance of occurring in any given year.

Flood Control: Measures that are taken to increase the hydrologic capacity of a natural water course or to create new man-made channels or reservoirs to drain and contain precipitation that otherwise exceeds the capacity of the water course, in an effort to reduce flood damage, usually to man made improvements.

Flood Plain: The land area adjacent to a watercourse, drainage way, or creek which has been or may be covered by floodwaters. The boundaries of a flood plain are typically described in terms of the magnitude of a flood event such as the "100 year flood plain".

Floodway: The portion of a stream channel and the adjacent flood plain that must be reserved in order to discharge the 100-year flood without cumulatively increasing the water surface more than one foot. The Flood Insurance Rate Maps show floodway boundaries for those streams studied as part of that program.

Fluvial: Of, pertaining to, inhabiting, or produced by the action of a river, creek, stream or other natural waterway. (CCC-REVISED)

Goal: A general statement of a desired end toward which an effort will be directed.

Guest Ranch: The guest ranch, also known as a dude ranch, is a type of ranch oriented towards visitors or tourism on working ranches. It is also another form of Agritourism. (CCC-REVISED)

Guest Quarters: Also know as a “Guest House”. An accessory building to a single family dwelling which consists of a detached living area of a permanent type of construction. A guest house may contain a full or half bathroom, but may not contain provisions for appliances or fixtures for the storage and/or preparation of food, including, but not limited to, refrigeration, dishwashers or cooking facilities. The building shall not be leased, subleased, rented or sub-rented separately from the main dwelling except that a legal, fully permitted guest house may be used as a hosted rental. The floor area of a guest house shall be a maximum of six hundred forty (640) square feet. Floor area shall be calculated by measuring the exterior perimeter of the guest house and the length of any common walls. In the case of straw bale or similar construction, floor area may be calculated using interior dimensions. For the purpose of calculating the maximum size of a guest house, any storage area attached to the guest house, excluding garage, shall be included. A guest house shall be located closer to the primary dwelling on the subject lot than to a primary dwelling on any adjacent lot. The guest house shall not be located more than one hundred feet (100') from the primary dwelling on the subject lot, except where the planning director determines that a greater setback is appropriate in light of topography, vegetation or unique physical characteristics.

Habitat Connectivity Corridor: A linkage needed to allow movement of wildlife across the landscape.

Headway: The time interval between transit vehicles, such as trains busses or ferries, moving in the same direction on a particular route. A lower headway indicates more frequent service. (TECHNICAL CORRECTION)

Heritage Road: A public road with unique scenic, historic, recreational, cultural, archeological and/or natural qualities that may be compromised if the road is fully improved to meet current road standards.

High Public Occupancy: A building or structure with an occupant load of 300 or more persons, as determined by the occupant load calculation in the current adopted California Building Code.

Hosted Rental: A single family dwelling, with an owner in residence, where no more than one (1) bedroom, sleeping area or guest quarters, is available, used, let or hired out for transient use, subject to standards in the County Code. See also Vacation Rental.

Household: The year round occupants of a dwelling unit.

Indemnity: Is a contractual obligation of one party to compensate the loss occurred to the other party due to the act of the indemnitor or any other party.

Impaired Surface Waters: A surface body or segment of water that does not meet applicable water quality standards of the State Water Resources Control Board. (TECHNICAL CORRECTION)

Implementation: Actions, procedures, programs, or techniques that carry out policies.

Implementing Actions: The ordinances, regulations, or programs which implement either the provisions of the certified local coastal program or the policies of this division and which are submitted pursuant to Section 30502 of the California Coastal Act.

Incidental Sales: Sales of goods and products that are **accessory and subordinate** to the primary use of a property and conducted so as not to significantly change the character, appearance, or operation of the primary use.
Shall not have the capability to supersede the primary use

Indicators: Quantifiable parameters and representative measurements of demographic, economic, social, environmental, and other conditions related to the quality of life and the effectiveness of General Plan goals, objectives, and policies.

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

Infrastructure: Public services and facilities, such as sewage disposal systems, other utility systems, and roads; generally refers to physical improvements as opposed to social services.

Junior Accessory Dwelling Unit: A living space not exceeding five hundred (500) square feet in size and contained entirely within a legally established bedroom within the walls of an existing, fully permitted single-family dwelling. A junior accessory dwelling unit shall include an efficiency kitchen, and may include separate sanitation facilities or share sanitation facilities with the existing structure.

Land Use: The occupation or utilization of land or water area for any human activity or purpose.

Land Use Plan: The relevant portion of a local government's general plan, or local coastal element which are sufficiently detailed to indicate the kinds, location, and intensity of land uses, the applicable resource protection and development policies and, where necessary, a listing of implementing actions.

Lateral Accessway: An accessway that extends from the mean high tide line landward to a defined line, such as the intersection of the sand with the toe of a revetment, vertical face of a seawall, toe of a bluff, or other feature.

Lead Agency: Means the public agency which has the principal responsibility for carrying out or approving a project.

Level of Service: An evaluation of emergency response time, staffing, equipment, and emergency services offered by a fire department or organization providing initial response to emergencies.

Level of Service also refers to a method used in the past that evaluated traffic impacts based on congestion and delay. Level of Service as a metric for evaluating traffic impacts has been superseded by Vehicle Miles of Travel (VMT), which measures cumulative miles traveled by private vehicles, such as an automobile, van, pickup truck, or motorcycle. Each mile traveled by a vehicle is counted as one vehicle mile regardless of the number of persons in the vehicle. (TECHNICAL CORRECTION)

Liquefaction: Occurs when a saturated or partially saturated soil substantially loses strength and stiffness in response to an applied stress such as shaking during an earthquake or other sudden change in stress condition, in which material that is ordinarily a solid behaves like a liquid.

Live-Work Use: Conduct of a business within a dwelling unit or accessory structure by occupants of the dwelling unit and employees, with the business activities being **subordinate** to the residential use of the site. Live/work is distinguished from home occupation, primarily in that the use involves more

intensive activities and includes employees other than the residents of the dwelling. All live/work uses shall be conducted in accordance with the County Code.

Local Agency Formation Commission (LAFCO): A County commission that reviews and evaluates all proposals for the formation of special districts, incorporation of cities, annexation to special districts or cities, consolidation of districts, merger of districts with cities, and setting of spheres of influence. Each county's LAFCO is empowered to approve, disapprove, or conditionally approve these proposals.

Local Area: Any of the unincorporated communities within the County or a geographic area, such as a valley, that is lesser in area than the planning area in which it is located.

Local Coastal Element: That portion of a general plan applicable to the coastal zone which may be prepared by local government pursuant to this division, or any additional elements of the local government's general plan prepared pursuant to Section 65303 of the Government Code, as the local government deems appropriate.

Local Coastal Program: A local government's (a) land use plans, (b) zoning ordinances, (c) zoning district maps, and (d) within sensitive coastal resources areas, other implementing actions, which, when taken together, meet the requirements of, and implement the provisions and policies of, the California Coastal Act at the local level.

Local Government: Any chartered or general law city, chartered or general law county, or any city and county.

Lot: See Parcel

Lot Size, Minimum: The smallest size parcel which is permitted to be created if a lot can be subdivided.

Major Employment Center: An area that is exclusively industrial and/or commercial with a total employment of 500 persons or more.

Major Subdivision: The division of any parcel or parcels of improved or unimproved land into five (5) or more parcels, pursuant to the provisions of the Subdivision Map Act (Government Code 66410 et seq) and the Subdivision Ordinance (Sonoma County Code, Chapter 25).

Marine Industrial: Land designated for or occupied by marine industrial development. The MI land use category encompasses land to accommodate a variety of commercial, light to medium industrial, and service uses which support the commercial fishing and other coastal dependent industries which depend on the marine environment and resources.

Maximum Single-event Noise Level (Lmax): Lmax is a measure that indicates the maximum noise level reached during a single event (i.e., aircraft overflight), expressed in dBA, at a specified point of measurement.

Minor Subdivision: The division of any parcel or parcels of improved or unimproved land into four (4) or fewer parcels, pursuant to the provisions of the Subdivision Map Act (Government Code 66410 et seq) and the Subdivision Ordinance (Sonoma County Code, Chapter 25).

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

If mitigations cannot be achieved to reduce impacts to a level of insignificance - projects can be denied, or findings of overriding circumstances must be declared

Mitigation Measure: An action or series of actions designed to avoid or lessen the extent of an adverse impact of a project, pursuant to the provisions of the California Environmental Quality Act Guidelines (14 Cal. Adm. Code Sec 15370).

Moratorium: Is a temporary suspension of an activity or a law until future events warrant lifting the suspension or issues regarding the activity have been resolved.

National Hydrography Dataset (NHD): The National Hydrography Dataset (NHD) is a combined dataset that provides hydrographic data for the United States. The NHD is the culmination of recent cooperative efforts of the U.S. Environmental Protection Agency (USEPA) and the U.S. Geological Survey (USGS). It combines elements of USGS digital line graph (DLG) hydrography files and the USEPA Reach File (RF3). The DLG Hydrography layer is primarily focused on flowing water, standing water, and wetlands. According to the USGS, these data are digital vector representations of cartographic information derived from USGS maps and related sources.

National Wetland Inventory (NWI): The NWI is a nationwide inventory of U.S. wetlands to provide biologists and others with information on the distribution and type of wetlands to aid in conservation efforts. The NWI maps show the location and type (classification) of wetlands and deepwater habitats (streams, lakes, and estuaries) based on the official FWS wetland classification system (Cowardin et al. 1979).

Natural Resource: Something (as a mineral, **waterpower** source, forest, or kind of animal) that occurs in nature.

“water” vs “waterpower”??

Noise: Unwanted sound produced by human activity that interferes with communication, work, rest, recreation, speech, and sleep.

Non-Conforming Use: A lawful use existing on the effective date of a zoning ordinance restriction and continuing since that date in nonconformance to the restriction.

Objective: A specific detailed statement of a desired future condition toward which the County is committed and progress is measurable.

Onsite Wastewater Treatment Systems: An individual wastewater treatment and dispersal system, small community collection, treatment and dispersal systems, or alternative collection and dispersal systems that use subsurface dispersal. These systems are commonly referred to as “septic systems”.

Open Space: Any parcel or area of land or water which is essentially unimproved and devoted to an open space use as defined in Section 65560(b) of the Government Code.

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

Peak Hour: For any given roadway, the daily 60-minute period during which traffic volume is highest.

Two “peak” hours should address common traffic patterns

Performance Standards: Standards or criteria for regulating or determining the acceptability of certain land uses based upon the performance of the use.

Permit: Any license, certificate, approval, or other entitlement for use granted or denied by any public agency which is subject to the provisions of the California Coastal Act.

Permitted Use: A typical land use that is allowed within a particular General Plan Land Use category. A permitted use is considered to be consistent with and to further the **objectives of the General Plan**. Such a use may also be subject to performance or other development standards and approvals in the zoning ordinance. *and objectives of the LCP*

Person: Any individual, organization, partnership, limited liability company, or other business association or corporation, including any utility, and any federal, state, local government, or special district or an agency thereof.

Passive Recreation: Recreational use or activities that require no special or formal facilities or are natural areas. Passive recreation activities include but are not limited to bicycle riding, walking, hiking, bird watching, etc.

Places of Public Assembly: Meeting halls, schools, hospitals, and other associated medical facilities, mosques, temples, or other places of religious worship.

Policy: Specific statement that guides decision making in order to achieve a goal or objective.

Practical: See Feasible.

Preservation: Restoration or protection from deterioration of features having environmental, cultural, historic, or other resource value.

Principally Permitted Use: Within the context of the California Coastal Act, a principally permitted use is a single category of development identified for each land use category that clearly carries out the intent of that land use category and development associated with that use is consistent with the *Zoning and the Coastal Act*. An example of a principally permitted use would be a single family home within the Rural Residential land use. By designating development as principally permitted, such development will only be appealable to the Coastal Commission if it is otherwise appealable based on its geographic location.

Prime Agricultural Land: Those lands defined in paragraph (1), (2), (3), or (4) of subdivision (c) of Section 51201 of the Government Code.

Productive Agricultural Land: Land currently used or capable of being used for the production of food, fiber or plant materials.

Public Services: Infrastructure, including roads, sanitary sewers, storm drains and water mains and social services, including police, fire, health, schools, transit, recreation and libraries.

Public Works: (a) All production, storage, transmission, and recovery facilities for water, sewerage, telephone, and other similar utilities owned or operated by any public agency or by any utility subject to the jurisdiction of the Public Utilities Commission, except for energy facilities; (b) All public transportation facilities, including streets, roads, highways, public parking lots and structures, ports, harbors, airports, railroads, and mass transit facilities and stations, bridges, trolley wires, and other related facilities; (c) All publicly financed recreational facilities, all projects of the State Coastal Conservancy, and any development by a special district; and (d) All community college facilities.

Public Utility Facility: A facility for the provision of water, light, heat, communications, power, or for sewage collection, treatment, or disposal.

Public Water Supplier: One of the following types of entities:

- (1) Sonoma County Water Agency
- (2) Incorporated Cities
- (3) The following suppliers for Urban Service Areas:
 - Bodega Bay Public Utility District
 - The Sea Ranch Water System
- (4) The following County-operated community systems:
 - Sonoma County Service Area 41 - Jenner
 - Sonoma County Service Area 41 - Salmon Creek
 - Timber Cove County Water District
- (5) The following other community system serving more than 500 year-round residents:
 - Russian River County Water System
- (6) Any new public water suppliers which meet any of the following criteria:
 - Incorporated cities
 - Suppliers for urban service areas
 - County-operated community systems
 - Community systems serving more than 500 year-round residents

Public Water System: A connected system of pipelines, pumps, valves, treatment plants, storage tanks, reservoirs and related facilities providing water to multiple users.

Recreation Use – Active: Swimming pools, tennis courts, golf courses, driving ranges, community centers, and similar facilities.

Recreation Use – Passive: Outdoor amenities for hiking, viewing, surfing, fishing, swimming, picnicking, non-motorized boating, trail riding, and similar activities.

Recycled Water: Water which, as a result of treatment of waste, is suitable for a direct beneficial use or a controlled use that would not otherwise occur and is therefore considered a valuable resource.

Redevelopment Project: An activity undertaken by a Redevelopment Agency set up under State law to revitalize blighted areas as defined by the Health and Safety Code.

Residential Accessory Structure: All structures on parcels with residential land use designation other than the primary home.

Responsible Agency: As defined by the State CEQA guidelines, the term Responsible Agency includes all public agencies other than the lead agency which have discretionary approval power over a project.

Resource Agency: A federal or state agency having jurisdiction by law over natural resources affected by an activity or use. Resource agencies include the U.S. Fish and Wildlife Service, U.S. Army Corps of Engineers, NOAA Fisheries, California Department of Fish and Wildlife, North Coast and San Francisco Bay Regional Water Quality Control Boards, State Water Resources Control Board, and other similar federal and state agencies.

Ridgeline: A line connecting the highest points along a ridge.

Right of Way: The strip of land required to build certain transportation and public use facilities, such as roadways, railways, and public utility lines.

Riparian: Associated with or dependent upon a river, stream or other water body.

Riparian Corridor: In general, the area occupied by rivers or streams and related plant and animal communities. A line or belt of vegetation following the course of a river or stream on the immediate banks and appearing visually and structurally separate from the surrounding landscape. Boundaries are delineated by the outer edge of riparian vegetation. Riparian vegetation consists of that vegetation in or adjacent to permanent or intermittent freshwater streams and other freshwater bodies where at least 50 percent of the cover is made up of species such as alders, willows, cottonwoods, box elders, ferns, and blackberries. As used in the Open Space and Resource Conservation Element, the areas occupied by rivers or streams designated on **Figures C-OSRC-2a** through **C-OSRC-2k** and related plant and animal communities.

Riparian Functions: The beneficial uses of areas in and along streams, including: providing food, water, and breeding, egg deposition and nesting areas for fish, amphibians, reptiles, birds, insects, and mammals; providing protective cover, shade and woody debris to stream channels as habitat for coho salmon, steelhead, freshwater shrimp, and other protected and common aquatic-dependent species; providing movement opportunities, protective cover, and breeding, roosting, and resting habitat for terrestrial wildlife; filtering sediment and pollutants in runoff into streams; providing erosion protection for stream banks; and facilitating groundwater recharge.

Rocky Intertidal: Coastal rocky shore between the highest high tide line and the low tide line.

Rural: Areas where land use is primarily agricultural, parkland, or low density residential that are not intended for relatively high intensity urban land use.

Scenic Corridor: As designated on **Figures C-OSRC-1a** through **C-OSRC-1k** of the Open Space and Resource Conservation Element, a strip of land of high visual quality along a **certain** roadway. *identified? specified?*

Scenic Highway: Those roadways in Sonoma County that have been so designated by the State of California.

Scenic Landscape Unit: A landscape of special scenic importance in Sonoma County which provides important visual relief from urban densities. *or provides scenic vistas*

Sea: The Pacific Ocean and all harbors, bays, channels, estuaries, salt marshes, sloughs, and other areas subject to tidal action through any connection with the Pacific Ocean, excluding non-estuarine rivers, streams, tributaries, creeks, and flood control and drainage channels. "Sea" does not include the area of jurisdiction of the San Francisco Bay Conservation and Development Commission, established pursuant to Title 7.2 (commencing with Section 66600) of the Government Code,

including any river, stream, tributary, creek, or flood control or drainage channel flowing directly or indirectly into such area.

Sea Level The locally corrected mean high water level referenced to the average of all the high water heights observed over the 1983-2001 National Tidal Datum Epoch at the National Oceanic and Atmospheric Administration Point Reyes Station Datum, Station ID 9415020.

Sea Level Rise The increase in the level of the world's oceans due to the effects of global warming. An increase of 7 feet above the locally corrected sea level, as defined above, is used by the Local Coastal Plan for the purpose of development policies, coastal hazard evaluation, and protection of coastal resources. *Should be assessed at regular intervals ... 5 years?*

Second Dwelling Unit: An attached or detached residential dwelling unit provided in compliance with Section 26C-325.1, which provides complete independent living facilities for one (1) or more persons, and includes separate permanent provisions for entry, living, sleeping, eating, cooking and sanitation on the same parcel as a single-family dwelling. A second dwelling unit may also be provided as an efficiency dwelling unit and/or a manufactured home, as defined in this section. Also known as Accessory Dwelling Units.

Secondary Use: As used in the General Plan land use categories, a use permitted within a special land use category based on its compatibility with the primary or predominant use therein. *That cannot supersede the primary use*

Seiche: A seiche has to occur in an enclosed body of water such as a lake, bay or gulf. A seiche is a standing wave that oscillates in a lake as a result of seismic or atmospheric disturbances creating huge fluctuations of water levels.

Sensitive Coastal Resource Areas: Those identifiable and geographically bounded land and water areas within the coastal zone of vital interest and sensitivity, including the following:

- (a) Special marine and land habitat areas, wetlands, lagoons, and estuaries as mapped and designated in Part 4 of the coastal plan.
- (b) Areas possessing significant recreational value.
- (c) Highly scenic areas.
- (d) Archaeological sites referenced in the California Coastline and Recreation Plan or as designated by the State Historic Preservation Officer.
- (e) Special communities or neighborhoods which are significant visitor destination areas.
- (f) Areas that provide existing coastal housing or recreational opportunities for low and moderate-income persons.
- (g) Areas where divisions of land could substantially impair or restrict coastal access.

Setbacks: The distance a building or use must be withdrawn from a road right-of-way, watercourse, parcel boundary or other designated feature.

Side Friction: The movement of vehicles outside of the main flow of traffic which may interrupt the efficient flow of traffic such as parking and entering or leaving driveways.

Silviculture: A branch of forestry dealing with the development and care of forests.

Single-Event Noise Exposure Level (SENEL): SENEL is a measure of the noise generated by a single aircraft overflight. It includes the loudness of the event during the time interval that the event is above the threshold level.

Single Room Occupancy Units: A cluster of residential units, each unit being substantially smaller in size than a typical apartment unit, within a residential hotel, motel, or similar facility providing sleeping or living facilities in which sanitary and kitchen facilities may be either shared within the project or provided in each unit. Single Room Occupancy Units are for the purpose of providing affordable housing, and not for the purpose of serving recreational or travel needs.

Smart Growth, Planned Growth: Development that is environmentally sensitive, economically viable, community-oriented, and sustainable. These goals are reached through planning that incorporates the following principles:

- (1) Encourage infill development of urbanized communities
- (2) Create range of housing opportunities and choices
- (3) Encourage compact building design
- (4) Protect agriculture and open space
- (5) Create walkable neighborhoods
- (6) Enable choice in transportation modes that are integrated and consistent with land use objectives
- (7) Create fair and equitable rules for development

Sonoma County Stream Identification: The DLG files (part of the NHD dataset) are the primary source of stream mapping in Sonoma County. Review of the digital mapping for Sonoma County indicates that the DLG does not map all of the streams within each watershed, particularly smaller tributary streams and those in the uppermost reaches of each watershed. **NWI** maps are based on the location of wetland habitat and contain comprehensive information on the location and type (classification) of deepwater habitats (streams, lakes, and estuaries). NWI data is more comprehensive than the USGS DLG Dataset for identifying the likely location of water-oriented habitat resources within the drainage network. As such, this LCP makes use of NWI in addition to DLG data to identify streams within the Coastal Zone. [NWI ... spell out first use](#)

Sound: Variations in air pressure that the ear can detect.

Special District: Any public agency, other than a local government as defined in this chapter, formed pursuant to general law or special act for the local performance of governmental or proprietary functions within limited boundaries. "Special District" includes, but is not limited to, a county service area, a maintenance district or area, an improvement district or improvement zone, or any other zone or area, formed for the purpose of designating an area within which a property tax rate will be levied to pay for service or improvement benefiting that area.

Special Treatment Area: An identifiable and geographically bounded forested area within the coastal zone that constitute a significant habitat area, area of special scenic significance, and any land where logging activities could adversely affect public recreation area or the biological productivity of any wetland, estuary, or stream especially valuable because of its role in a coastal ecosystem.

Specimen Tree: Means a tree which has departed in some respect from the standard characteristic of the species and has developed a character of shape, size, or branch structure that gives it special interest.

Stream: For purposes of this LCP, stream shall be defined as any blue line stream as mapped by 1) USGS on the 7.5-minute quadrangle series, 2) the USGS National Hydrography Dataset (NHD), 3) the USFWS National Wetlands Inventory (NWI), or 4) any local government-approved stream resource maps. This stream definition shall be used in all LCP contexts when referring to streams. Stream data from the three statewide/national sources in addition to any high resolution local stream mapping sources shall be used to determine the location and identification of streams.

Subdivision: The division of a lot, tract, or parcel of land into two or more lots, plats, sites, or other divisions of land for the purpose, whether immediate or future, of sale or of building development.

Sustainability: That which meets our current needs without compromising the ability of future generations to meet their needs.

Sustainable yield: The amount of water that can be used **over the long term** without exceeding the replenishment rates over time or causing long term declines in available surface or groundwater resources.

Telecommunication Facility: Facility that sends and/or receives electromagnetic signals, including antennas and towers to support receiving and/or transmitting devices along with accessory structures, and the land on which they are all situated.

Temporary event: An activity or use that constitutes development as defined in Section 30106 of the Coastal Act; and is an activity or function of limited duration; and involves the placement of non-permanent structures; and/or involves exclusive use of a sandy beach, parkland, filled tidelands, water, streets, or parking areas which is otherwise open and available for general public use;

Traffic Analysis Zones: A statistical geographical unit for information related to traffic generation and transportation modeling.

Traffic Calming: A combination of alterations and improvements to the road network intended to reduce the negative effects of motor vehicle use, alter driver behavior and improve conditions for non-motorized street users. The purpose of traffic calming is to reduce the speed and volume of traffic to acceptable levels for the functional class of a street and the nature of existing uses along the street in order to improve traffic safety and preserve community character.

Transient Use or Transient Occupancy: Means occupancy of a lodging facility or residence by any person other than the primary owner by concession, permit, right of access, license, gift or other agreement for a period of thirty (30) consecutive calendar days or less, counting portions of calendar days as full days.

Transit: The conveyance of persons from one place to another on a public transportation system.

Transit Center: An area that is designed for several bus and/or rail routes. Transit centers will usually have multiple passenger facilities, such as shelters and benches, and also will usually have some form of information available for the passengers, this may include a staffed information center where passengers can buy passes and get printed schedules.

Transmission line: A conductor for transmitting electrical or optical signals or electric power such as a cable or power line.

Transportation: The conveyance of goods and people from one place to another.

Transportation Demand Management (Federal Highway Administration) or Traffic Demand Management (Caltrans): Programs and strategies that reduce congestion through reduction of demand, rather than increasing capacity or supply. The goal of TDM is to reduce the number of vehicles using highway facilities while providing a wide variety of mobility options for those who wish to travel. Examples of TDM are:

- (1) High occupancy vehicle lane
- (2) Alternative work hours
- (3) Ride sharing programs
- (4) Telecommuting
- (5) Land use policies that reduce distance between jobs and housing.

Unincorporated Community: Areas within the County's jurisdiction that have some or all urban services that support urban level densities.

Urban: Contrasting with rural, pertaining to uses of land typically occurring within cities, such as high density residential, commercial, and industrial uses.

Urban Development: Development occurring within urban land use categories (urban residential, commercial, industrial and public/quasi-public categories within Urban Service Areas).

Urban Growth Boundary: A voter designated limit to the urban development of a city. No incorporated cities or Urban Growth Boundaries are within the Coastal Zone.

Urban Service Area: The geographical area within the Urban Service Boundary that is designated for urban development on **Figures C-LU-1a** and **C-LU-1b** of the Land Use Element.

Urban Services: The full range of public services and infrastructures including sewer, water, police and fire protection, roads and transit etc.

Urban Service Boundary: A designated limit to the urban development of the cities and unincorporated communities of the County.

Use Permit: Required for the use of land or land development when required by the Zoning Ordinance, typically for projects that have potential for negative impacts on the surrounding land uses.

Short Term Rentals (Vacation Rental): A property with a single-family home intended for permanent occupancy that is occupied for transient use by any person other than the primary owner; or is

otherwise occupied or used on a transient basis. Vacation rental does not include occasional home exchanges that are not otherwise subject to Transient Occupancy Tax, hosted rentals, or a bed and breakfast inn permitted and operated in accordance with the Sonoma County Zoning Code Regulations.

Vegetation Removal: Vegetation means all natural, non-cultivated growth of plant life including the root system, the stem, trunk, crown or branches or leaves or blades. Vegetation removal is the cutting, breaking, burning or uprooting of vegetation or the application of herbicide to vegetation, or the covering over of vegetation with earth or the compacting of the soil under, around or over said vegetation. *does clearing with fire qualify as vegetation removal?*

Vehicle Miles of Travel (VMT): A metric for evaluating traffic impacts by measuring or predicting cumulative miles traveled by private vehicles, such as an automobile, van, pickup truck, or motorcycle for trips associated with a project. Each mile traveled by a vehicle is counted as one vehicle mile regardless of the number of persons in the vehicle. (TECHNICAL CORRECTION)

Viable: For land uses, this means a site has the physical characteristics necessary for the intended use or development, regardless of cost or time, consistent with the provisions of the Coastal Act and Local Coastal Plan.

Visitor Serving Commercial Facility: Development that provides basic support services for visitors such as motels, restaurants, grocery stores, auto service stations, and public restrooms. Most of these facilities on the Sonoma County coast are both visitor-serving and local-serving.

Viewshed: The area visible from a defined observation point.

Visitability: A characteristic of residential development and design incorporating barrier-free design to create homes that are safe and accessible for everyone, regardless of age, physical ability, or stature.”

Wastewater: Any water that has been affected by human use *or agriculture?*

Watershed: The area of land that includes a particular river or lake and all the rivers, streams, and creeks that flow into it.

Water User: A person or entity whose diversion, appropriation, extraction, acquisition, storage or usage of water meets all applicable legal requirements.

Wetland: Section 30121 of the California Coastal Act defines a wetland as:

“Wetland means lands within the coastal zone which may be covered periodically or permanently with shallow water and include saltwater marshes, freshwater marshes, open or closed brackish water marshes, swamps, mudflats, or fens.”

More detail is provided by the California Coastal Commission Administrative Regulations (Section 13577 (b)):

“Wetlands are lands where the water table is at, near, or above the land surface long enough to promote the formation of hydric soils or to support the growth of hydrophytes, and shall also include those types of wetlands where vegetation is lacking and soil is poorly developed or absent as a result of frequent or drastic fluctuations of surface water levels, wave action, water flow, turbidity or high concentrations of salt or other substance in the substrate. Such

wetlands can be recognized by the presence of surface water or saturated substrate at some time during each year and their location within, or adjacent to, vegetated wetlands or deepwater habitats.”

In the California coastal zone, the California Coastal Commission (CCC), with the assistance of the Department of Fish and Game (DFG) is responsible for determining the presence of wetlands subject to regulation under the California Coastal Act. As the primary wetland consultant to the CCC, the DFG essentially relies on the United States Fish and Wildlife Service (FWS) wetland definition and classification system, with some minor changes in classification terminology, as the methodology for wetland determinations. However, one important difference in the DFG delineation process compared to the FWS process, is that the DFG only requires the presence of one attribute (e.g., hydrology, hydric soils, or hydrophytic vegetation) for an area to qualify as a wetland, as opposed to FWS and the U.S. Army Corps of Engineers who require all three attributes to be present.

Wildlife Corridor: see Fish or Wildlife Corridor

Williamson Act: The California Land Conservation Act of 1965 (as it may be amended from time to time) that allows Counties to establish agricultural preserves through agreements with property owners to maintain agricultural uses in exchange for property tax benefits.

Zoning District: A designated section of the County for which prescribed land use requirements and building and development standards are uniform.

Zoning Ordinance: An ordinance authorized by Section 65850 of the Government Code or, in the case of a charter city, a similar ordinance enacted pursuant to the authority of its charter.

AASHTO Road Classification

A system of road classification based on the intended function of roads within the context of the overall road network. Arterial roads are intended to provide high capacity and mobility between cities, and other major population and job centers. Collectors connect local homes, job, and retail centers to the arterial network. Local roads serve individual homes, farms and businesses, and feed into the collector network. The road network functional hierarchy can be further refined by subdividing collectors and arterials into major and minor subclassifications.

There are slight differences in road geometry between rural and urban road classifications. The principal difference is the proportion of each class in the road network: Urban areas contain a relatively high number of arterials, whereas rural road networks have a fewer arterial and a relatively large number of collectors. In all classifications road width is flexible, and can be modified to suit local conditions, where necessary.

The following are road width standards for two lane roads unless otherwise noted:

Rural Local Road: For roads with design speeds of less than 40 mph and volumes under 400 vehicles per day, the standard road width is 22 feet, with the exception of steep or hilly terrain, where the width may be reduced. Road width for maximum speed (60 mph) and volume (over 2000 vehicles per day) is 40 feet.

Rural Collector (Major or Minor): For roads with design speeds of less than 40 mph and volumes under 250 vehicles per day, the standard road width is 22 feet. Road width for maximum speed (60 mph) and volume (over 2000 vehicles per day) is 40 feet.

Urban Collector (Major or Minor): Standard width is the same as Rural Collectors, with additional allowances for bicycles, sidewalks, curbs, drainage, setbacks for public utilities, street lighting, and parking.

Rural Arterial (Major or Minor): For roads with design speeds of less than 55 mph and volumes under 400 vehicles per day, the standard road width is 30 feet. Road width for maximum speed (75 mph) and volume (over 2000 vehicles per day) is 40 feet. Additional width is suggested if significant truck traffic is anticipated. Arterials are often multi-lane, and may be divided. Parking and individual driveways are discouraged.

Urban Arterial (Major or Minor): For roads with design speeds of less than 45 mph, the standard road width is 30 feet. Standard road width for maximum speed (75 mph) and volume (over 2000 vehicles per day) is 40 feet. Additional width is suggested if significant truck traffic is anticipated. Arterials are often multi-lane, and may be divided. On street parking and individual driveways are discouraged. Allowances should be made for sidewalks, curbs, drainage, setbacks for public utilities, and street lighting. Where urban arterials intersect collectors or local roads, grade separations should be used when feasible.

Freeway: Design speed is in excess of 55 mph. Access is limited and the road is grade separated at all intersections. Travel and breakdown lanes are 12 feet wide. Maximum grade is 6%, with less than 3 percent preferred. Design of bridges, culverts, walls, tunnels, other structures should be in accordance with current Caltrans standards and AASHTO Standard Specification for Highway Bridges.

The following are horizontal road clearance standards:

Rural Local Road: 7 feet clearance from the edge of the traveled way to unyielding objects such as trees, buildings, or other fixed objects that might severely damage an out of control vehicle. The benefits of removing obstructions should be weighed against environmental or aesthetic impacts.

Collectors (Rural and Urban): 10 feet clearance from the edge of the traveled way to unyielding objects such as trees, buildings, or other fixed objects that might severely damage an out of control vehicle. The benefits of removing obstructions should be weighed against environmental or aesthetic impacts.

Arterial (Rural and Urban): Roadside should be clear and unobstructed as described in the AASHTO Roadside Design Guide. This standard involves detailed road specific calculations, but as a general rule, a clear zone of 20 feet is standard for roads with a 55 mph design speed.