

DEFINITIONS

A

ACCESSORY DWELLING UNIT (ADU) means a self-contained housing unit, not including a senior citizen unit or caretaker unit, with a separate entrance and kitchen that functions independently from the principal residence on the same lot.

ACCESSORY USE means any use that is appurtenant to and customarily a part of the permitted use, clearly incidental and secondary to the permitted use and which does not change the character of the permitted use.

ACRES, GROSS means the entire acreage of a lot prior to the dedication of land for public or private purposes.

ACRES, NET means the area of a lot after dedication of land for public or private purposes.

ACTIVE FAULT means a fault along which there has been displacement during the last 11,000 years.

ADU (See ACCESSORY DWELLING UNIT)

ADEQUATE PUBLIC FACILITIES AND SERVICES (APFS) means the public facilities, infrastructure and services required so that new development does not reduce service or safety levels below minimum standards established in this Plan or by ordinance.

AFFORDABILITY means the ability of low and moderate income households to accommodate housing costs without having to pay a disproportionate share of their income.

AFFORDABLE HOUSING means housing units affordable to persons and families whose income does not exceed 120-percent of area median income, adjusted for family size, and includes housing affordable to very low, low, and moderate income households as those terms are defined in State law. (Also see WORKFORCE HOUSING)

AGRICULTURE means the science, art, and business of cultivating the soil, harvesting of crops, rearing and management of livestock, tillage, husbandry, farming, horticulture, and forestry; the science and art of the production of plants and animals useful to man.

AGRICULTURAL LAND USES means those uses of an agricultural nature which occur on farmlands designated as prime, of statewide importance, unique, or of local importance. Agricultural land uses also include grazing and any other uses which occur on properties designated as agricultural on the General Plan and/or area plan land use map(s).

AGRICULTURAL PRESERVE: Land conserved for agricultural use under the State Williamson Act. (See WILLIAMSON ACT)

AGRICULTURAL PROCESSING FACILITY/PLANT: An agricultural processing facility means a structure, building, area, open or enclosed, or any other location for the refinement, treatment, or conversion of agricultural products where a physical, chemical or similar change of an agricultural product occurs. Examples of agricultural processing include, but are not limited to, coolers, dehydrators, cold storage houses, hulling operations, and the sorting, cleaning, packing, and storing of agricultural products preparatory to sale or shipment in their natural form, including all customarily incidental uses. Agricultural processing facilities include wineries.

AGRICULTURAL SUPPORT FACILITY means the use of a structure, land or land and structure principally established to support on-site and/or off-site farming or ranching activities including but not limited to coolers, cold storage, loading docks, and workshops.

AGRICULTURAL VIABILITY: As used to describe agricultural lands, including all categories of farmlands and grazing lands, it is a measure of potential productivity of commercial agricultural commodities. Factors for consideration include, but are not limited to, the soils' inherent crop producing potential (or range site potential), climatic conditions, water accessibility, availability of developable water, topography, parcel size when not contiguous to other agricultural lands, whether the land is contiguous with other agricultural lands, and whether modern management techniques are feasible on the property. Land does not cease to be agriculturally viable upon becoming feasible for development or through non-management.

AGRICULTURAL TOURISM means the act of visiting a working farm or any agricultural, horticultural, or agribusiness operation for the purpose of enjoyment, education, or recreational involvement in the activities of the farm or ranch whether remuneration to the owner/operator is direct or indirect.

AIR POLLUTION means the presence of contaminants or pollutant substances in the air that interfere with human health or welfare, or produce other harmful environmental effects.

AMBAG refers to the Association of Monterey Bay Area Governments.

APFS (See ADEQUATE PUBLIC FACILITIES AND SERVICES)

APFS-CUMULATIVE OFF-SITE IMPROVEMENTS means the public service and facility improvements needed off the project site to feasibly mitigate the off-site incremental impacts of the development when added to the impacts of other past, present and reasonably foreseeable development.

APFS-DIRECT OFF-SITE means those improvements required off the development site necessary to fully serve the development and feasibly mitigate the off-site impacts of the development.

APFS-DIRECT ON-SITE means those improvements required on the development site necessary to fully serve the development and feasibly mitigate the on-site impacts of the development.

AQUIFER means an underground, water-bearing layer of earth, porous rock, sand, or gravel, through which water can seep or be held in natural storage.

B

BACT (See BEST AVAILABLE CONTROL TECHNOLOGY)

BEST AVAILABLE CONTROL TECHNOLOGY (BACT) means an emission limitation based on the maximum degree of reduction for each pollutant which would be emitted from any new or modified source, which on a case by case basis, taking into account energy, environmental, economic impacts and other costs, is achievable for such class or category of source or modification through an application of production processes or available methods, systems and techniques.

BEST MANAGEMENT PRACTICE (BMP) means any program, technology, process, siting, criteria, operating method, measure, or device that controls, prevents, removes, or reduces topic related impacts.

BIOLOGICAL SURVEY means a study that includes the results of detailed field reconnaissance surveys performed at the appropriate time of year to determine, identify, describe and delineate areas where there may be significant impacts to species covered under policies of this Plan.

BMP (See BEST MANAGEMENT PRACTICE)

BUILDING means:

- a. A structure with two or more outside rigid walls and a fully secured roof, that is affixed to a permanent site and is intended for the shelter, housing or enclosure of any person, equipment, or animal, or
- b. A manufactured home (a.k.a.; a mobile home) meaning a structure built on a permanent chassis, transported to its site in one or more sections, and affixed to a permanent foundation); or
- c. A travel trailer without wheels, built on a chassis and affixed to a permanent foundation, that is regulated under the community's floodplain management and building ordinances or laws.

Building does not mean a gas or liquid storage tank or a recreational vehicle, park trailer, or other similar vehicle, except as described above.

BUILDING ENVELOPE means that area of a lot of record designated on a recorded final map or parcel map as the intended location for all structures to be placed on the lot including landscaping improvements.

BUILDING SITE means an area within a lot occupied or intended to be occupied by a main structure and accessory structures and uses.

C

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) refers to State law requiring environmental review of land use projects (Public Resources Code section 21000 *et seq.*).

CAPITAL IMPROVEMENT AND FINANCING PLAN (CIFP) means plan(s) adopted by the Board of Supervisors for the capital projects and expenditures needed to achieve the service levels specified in the General Plan.

CARETAKER UNIT means a permanent residence, secondary and accessory to an existing main dwelling for persons employed for purposes of care and protection of persons, property, plants, animals, equipment or other circumstances on-site or on contiguous lots under the same ownership.

CEQA (See CALIFORNIA ENVIRONMENTAL QUALITY ACT)

CHAPARRAL means evergreen plant communities of drought-adapted shrubs usually found on dry slopes and ridges.

CIFP (See CAPITAL IMPROVEMENT AND FINANCING PLAN)

CLUSTER DEVELOPMENT/SUBDIVISION means a development/subdivision design where the structures or lots or structures and lots are be located on a portion of the land to be developed rather than spread throughout the land.

CNEL (See COMMUNITY NOISE EQUIVALENT LEVEL)

COLLECTOR ROAD means a road for traffic moving between arterial and local roads, generally providing access to adjoining land.

COMMERCIALLY VALUABLE TIMBER means wood product used for building or carpentry, harvested at a rate greater than 2,500 board-feet per month or greater than 15,000 board-feet per year.

COMMON PUBLIC VIEWING AREA means a public area such as a public street, public road, designated vista point, or commonly utilized areas of a public park from which the general public ordinarily views the surrounding viewshed.

COMMUNITY NOISE EQUIVALENT LEVEL (CNEL) e.g. the average equivalent A-weighted sound level during a 24-hour day, obtained after addition of five (5) decibels to sound levels in the evening from 7:00 p.m. to 10:00 p.m. and after addition of ten (10) decibels to sound levels in the night before 7:00 a.m. and after 10:00 p.m.

CONCURRENT/CONCURRENCY (SUBDIVISIONS) means that prior to recording a parcel map or final map for a subdivision:

- a. All direct on-site and direct off-site APFS improvements exist, are constructed, assured or otherwise secured in a subdivision improvement agreement; and,
- b. the fairshare contributions to feasibly mitigate cumulative off-site APFS impacts have been made, are assured or are otherwise secured in a subdivision improvement agreement.

CONCURRENT/CONCURRENCY (OTHER DEVELOPMENT) means that prior to the issuance of building permits:

- a. all direct on-site and direct off-site APFS exist or are assured to be completed prior to occupancy of any portion of the development; and,
- b. the fairshare contributions to feasibly mitigate cumulative off-site impacts have been made, are assured or are otherwise secured.

CONSERVATION means planned management of natural resources to prevent waste, destruction, or neglect.

CONSISTENCY/CONSISTENT WITH means substantially in keeping with or compatible with the overall goals or policies of this General Plan.

COUNTY SCENIC ROUTE means a segment of roadway that has been officially designated as a County Scenic Route by the Director of California Department of Transportation.

CRITICAL HABITAT means the specific areas designated by federal authorities as critical habitat pursuant to the Endangered Species Act of 1973 as amended. “Critical Habitat” and “designated critical habitat” have the same meaning.

CRITICAL VIEWSHED means those areas that are clearly representative of the rural and agricultural character of the Toro area and are clearly visible from public roads and the picnic areas of Toro Park.

CRITICAL FACILITY means a facility whose continued use is crucial during and after a disaster. Examples of critical facilities include hospitals, utility centers, fire and police stations, bridges, jails, emergency telecommunication facilities, and structures/facilities that can accommodate large numbers of persons such as civic buildings, and civil defense shelters. Schools, churches, hotels, and other places where people may gather in an emergency are not critical facilities.

CULTIVATED means to prepare or use the land for crops through the tillage of soil or planting of vines or trees. Cultivation includes periods of fallow rotation that are part of an agricultural production system.

CUMULATIVE OFF-SITE APFS IMPROVEMENTS (See APFS)

D

dBA means sound pressure level in decibels as measured on a sound level meter using the A-weighting filter network that measures sound frequency components in a manner similar to the response of the human ear.

DEVELOPABLE LANDS: Those lands which are considered developable under the County's policies, criteria, and standards as well as state law.

DEVELOPMENT means any activity that occurs on land or water that involves the placement of any structure, the discharge or disposal of any waste material, grading, dredging or mineral extraction, any change in density and/or intensity of use including the subdivision of land, construction of any structure, and the harvesting of major vegetation other than the growing and harvesting of agricultural crops.

DEVELOPMENT RIGHTS means those rights, including but not limited to mineral rights and water rights, which are commonly associated with real property ownership.

DIRECT OFF-SITE APFS (See APFS)

DIRECT ON-SITE APFS (See APFS)

DOMESTIC WATER SYSTEM means any one of the following:

- a. **Public Water System:** A system for the provision of water for human consumption through pipes or other constructed conveyances that has 15 or more service connections or regularly serves at least 25 individuals daily at least 60 days out of the year. A public water system includes:
 1. Any collection, treatment, storage, and distribution facilities under control of the operator of the system which are used primarily in connection with the system;
 2. Any collection of pretreatment storage facilities not under the control of the operator that are used primarily in connection with the system;
 3. Any water system that treats water on behalf of one or more public water systems for the purpose of rendering it safe for human consumption.
- b. **Community Water System:** A public water system that serves at least 15 service connections used by yearlong residences or regularly serves at least 25 yearlong residents of the area served by the system.
- c. **Non-Community Water System:** A public water system that is not a community water system.
- d. **State Small Water System:** A water system for the provision of piped water to the public for human consumption that serves at least five, but not more than 14 service connections and does not regularly serve drinking water to more than an average of 25 individuals daily for more than 60 days of the year. A state small water system includes:

1. any collection, treatment, storage and distribution facilities under control of the operator of such system that are used primarily in connection with such system;
 2. any collection or pretreatment storage facilities not under the control of the operator that are used primarily in connection with such system.
- e. **Local Small Water System:** A system for the provision of piped water for human consumption to two, three, or four service connections. A local small water system includes:
1. any collection, treatment, storage, and distribution facilities under control of the operator of such system which are used primarily in connection with such system;
 2. any collection or pretreatment storage facilities not under the control of the operator which are used primarily in connection with such system.
- A local small water system does not include two or more service connections that supply dwelling units occupied by members of the same family on one lot.

E

ECO-TOURISM means those tourism activities that involve traveling to relatively undisturbed natural areas to study, admire or enjoy the scenery, wild plants and animals or cultural aspects of those areas.

ECONOMIC BASE means those basic and export industries that produce goods and services that bring in income from outside the area or goods and services that are consumed by local residents.

ECONOMIC DEVELOPMENT means a process to influence local economic conditions by stimulating public or private investment in existing and potential firms, thereby expanding an area's employment opportunities.

ENCOURAGE means a general endorsement or support, but not necessarily by providing administrative, financial, or other county resources. Encourage does not mean require as a condition of permit approval.

ENDANGERED SPECIES (See THREATENED SPECIES)

ERODIBLE SOILS are soil types with K-factors higher than 0.4, as defined by the Natural Resource Conservation Services (NRCS).

EROSION means (a) the loosening and transportation of rock and soil debris by wind, rain, or running water or (b) the gradual wearing away of the upper layers of earth that presents a significant threat to public health or safety, impacts to adjacent properties or significant harm to resources.

F

FAIR SHARE means a contribution that a new development is required to pay for cumulative off-site APFS improvements proportionate to its impact on the APFS without assessment for existing APFS deficiencies.

FARMLAND MAPPING AND MONITORING PROGRAM (FMMP) IMPORTANT FARMLAND CATEGORIES means those lands classified in one of the following categories of the Important Farmlands Inventory developed through the USDA Soil Conservation Service.

- a. *Prime Farmlands* - Land best suited for producing food, feed, forage, fiber, and oilseed crops, and having the soil quality, growing season and moisture supply needed to produce sustained high yields of crops economically when treated and managed according to modern farming methods. In California, these lands must be irrigated to qualify.
- b. *Farmland of Statewide Importance* - Land other than prime farmland that has a good combination of physical and chemical characteristics for producing food, feed, forage, fiber, and oilseed crops. In California, these lands must be irrigated to qualify.
- c. *Unique Farmlands* - Land other than prime farmland and farmland of statewide importance that is currently used for the production of specific high value food and fiber crops.

FARMLAND SECURITY ZONE (See AGRICULTURAL PRESERVE).

FAULT means a fracture in the earth's crust along which there has been displacement of land masses relative to one another.

FAULT ZONE: A zone consisting of interconnected, closely spaced faults and fault traces.

FEASIBLE means a particular action or requirement capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, social, and technical factors.

FIRE DEPARTMENT means the local fire authority, fire district or for areas that are not covered by a special district, the California Department of Forestry.

FEMA means Federal Emergency Management Agency.

FIRM means Flood Insurance Rate Maps

FLOODPLAIN means that land subject to one percent or greater chance of flooding in any given year (e.g., 100 year floodplain).

FLOODWAY means that portion of the floodplain required to carry the flow which may on the average occur once every 100 years (a 100 year flood) as shown on the Flood Insurance Rate Maps (FIRM).

FLOODWAY FRINGE means that portion of the floodplain outside of the floodway normally required to carry the flow which may on the average occur once every 100 years (a 100 year flood), and which could be completely obstructed without increasing the floodwater surface elevation more than one foot at any point as shown on the FIRM.

FMMP (See FARMLAND MAPPING AND MONITORING PROGRAM)

FOREST means a stand of trees where the canopy of foliage typically touches or overlaps, although there may be minor open gaps. A Woodland is differentiated from a forest by having more open canopy and trees spaced further apart.

FUEL MODIFICATION ZONE means an area where the fuel loading has been reduced by converting one vegetative cover for another, trimming, or cutting vegetation.

G

GOAL means the ultimate purpose of an effort stated in a way that is general in nature; a broad statement of intended direction and purpose.

GROUND RUPTURE means a break in the earth's surface along a fault (aka, surface faulting).

GROWTH AREAS means those areas designated for additional focused, planned growth by the General Plan as a Community Area or Rural Center.

H

HIGH CAPACITY WELL means a well that has a flow over 1,000 gallons per minute.

HOUSEHOLD means all persons occupying a housing unit.

HOUSING UNIT means the place of permanent or usual abode, including a single family dwelling, a single unit in a two family dwelling, multi-family or multiple dwelling, a unit of a condominium or cooperative housing project, a non-kitchen unit, a mobile home, or any other residential unit which either is considered to be real property under state law or cannot be moved without substantial damage or unreasonable cost.

I

IMPORTANT FARMLAND (See FARMLAND MAPPING AND MONITORING PROGRAM)

IMPORTANT GROUNDWATER RECHARGE AREAS: means floodplains along major streams and rivers.

INACTIVE FAULT means a fault along which there has been no major displacement for more than 3,000,000 years.

INDUSTRY CLUSTER means specific groupings of interconnected companies (specialized suppliers, service providers and support institutions) that by locating near each other, or clustering, can increase their productivity, accelerate innovation, and stimulate new business formation.

K

KEY INDUSTRY means an industry or emerging industry that fits the special character of Monterey County.

L

Ldn means the day-night average sound level during a 24-hour day, obtained after addition of ten decibels to sound levels before 7:00 a.m. and after 10:00 p.m.

LEVEL OF SERVICE (LOS) means that rating of a road's performance based on an evaluation of driving conditions ranging from "ideal" (LOS A) to "forced flow" (LOS F).

LIQUEFACTION means the loss of soil strength due to seismic forces acting on water-saturated granular soil.

LISTED SPECIES means Threatened, Endangered and Rare species as defined in this Glossary. *See definitions for THREATENED AND ENDANGERED SPECIES, and for RARE SPECIES.*

LOCAL ROAD means a road providing direct access to abutting land and designed to discourage through traffic.

LONG TERM WATER SUPPLY means an available supply of water that can be extracted from a basin or hydrogeologic sub-area to service the existing and projected development in that basin or hydrogeologic sub-area for a twenty year period without degrading water quality, damaging the economical extraction of water, or causing significant unavoidable adverse environmental impacts.

LOS (See LEVEL OF SERVICE)

LOT means a unit of land which has been created under the provisions of the Subdivision Map Act or determined to be a legal lot of record under the Map Act.

LOT LINE ADJUSTMENT means a relocation of lot lines among four or fewer existing adjoining lots where a greater number of parcels than originally existed is not thereby created.

M

MINOR SUBDIVISION means the division of land into:

- a. four or fewer lots; or,
- b. five or more lots, each of which is a quarter-section or 40 acres or larger.

MITIGATION means those actions taken to reduce the potential impacts of a project including:

- a. Avoiding the impact altogether by not taking a certain action or parts of an action.
- b. Minimizing impacts by limiting the degree or magnitude of the action and its implementation.
- c. Rectifying the impact by repairing, rehabilitating, or restoring the impacted environment.
- d. Reducing or eliminating the impact over time by preservation and maintenance operations during the life of the action.
- e. Compensating for the impact by replacing or providing substitute resources or environments.

MIXED-USE DEVELOPMENT means a development incorporating a range of diverse uses, such as office, commercial, institutional and residential, into a single building or complex.

MODERATE INCOME HOUSEHOLD means a household whose income does not exceed 120-percent (120%) of the median household income in a given Standard Metropolitan Statistical Area (SMSA).

MULTIPLE DWELLING UNIT means any structure containing more than one dwelling unit.

N

NATIONAL FLOOD INSURANCE PROGRAM (NFIP) means the program, established by Congress in 1968 that allows property owners to purchase federally backed flood insurance within communities that participate in the program. To participate in NFIP, a community must adopt and enforce a floodplain management ordinance to reduce future flood risks to new construction in designated areas.

O

OFF-SITE means off the parcel on which the development is proposed.

ON-SITE means on the parcel on which the development is proposed.

P

PARA-TRANSIT: Accessory transportation systems, such as jitneys, car pooling, van pooling, taxi service, and dial-a-ride arrangements.

PLANNING AREA: one of the geographic sub-areas of Monterey County established for the purposes of planning at a level that is more specific to that region than in the General Plan. Inland areas include Area Plans, which are part of this General Plan.

POLICY means a specific statement guiding action and implying a clear commitment to a shared outcome.

PRESERVATION means the use of long-term or permanent safeguards to guarantee the viability of natural or man-made resources.

PREVIOUSLY UNCULTIVATED LANDS means those areas that have not been cultivated during the past 20 years.

PRIME FARMLAND (See FARMLAND MAPPING AND MONITORING PROGRAM)

PROMOTE means an endorsement reinforced with a moderate level of administrative, financial or other county support.

PUBLIC UTILITY means a company regulated by the California Public Utilities Commission.

PUBLIC UTILITIES FACILITIES means the production, storage, transmission, distribution, and recovery facilities for water, sewage, energy, and other similar utilities owned or operated by a public utility.

R

RARE SPECIES means a species of plant that is listed as rare pursuant to the California Endangered Species Act.

RIDGELINE DEVELOPMENT means development on the crest of a hill which has the potential to create a silhouette against the sky or other substantial adverse impact when viewed from a common public viewing area.

RIGHT-OF-WAY means a strip of land, held in either fee title or easement, commonly allocated for transportation purposes, such as a public road, a railroad, or a utility transmission line.

RIPARIAN HABITAT means a natural plant community dependent upon a water body or water course, generally supporting a rich diversity of wildlife.

RIPARIAN WOODLAND means a plant community with growths of trees and shrubs, supported by wet conditions along seasonally and permanently flowing fresh water streams and rivers.

ROAD, CITY means roads within the boundaries of an incorporated city that are not state roads.

ROAD, COUNTY means roads located within the unincorporated areas of Monterey County that are not state roads.

ROAD, STATE means roads maintained by the State of California Department of Transportation (CalTrans).

S

SCENIC EASEMENT means an easement granted to the County of Monterey or other appropriate agency to limit the use of portions of property to preserve certain scenic attributes of the property.

SCENIC HIGHWAY CORRIDOR means the visible area outside the right-of-way of a designated County Scenic route or designated State Scenic Highway, generally described as "the view from the road."

SEICHE means the back and forth waves of landlocked or semi-landlocked bodies of water caused either by sudden changes in atmosphere and wind pressure or by seismic activities.

SEPTIC SYSTEM means an on-site wastewater treatment system that includes a settling tank that provides for the primary treatment of the wastewater and that subsequently discharges the treated effluent to a subsurface dispersal field, or to another approved means of disposal.

SLOPE means the natural or artificial incline of ground, with the degree of incline numerically expressed as "percent slope," or the vertical rise divided by the horizontal run.

SPECIAL STATUS SPECIES means those species that are listed as:

- a) Threatened or endangered pursuant to the federal Endangered Species Act of 1973 as amended, or
- b) Rare, Threatened, or Endangered pursuant to the California Endangered Species Act.

SPECIAL TREATMENT AREA (STA) means an individual lot or a group of lots where unique conditions warrant special studies and policies.

SPHERE OF INFLUENCE means the plan for the probable 20-year physical boundaries and service areas for local cities and/or special districts as approved by the Local Agency Formation Commission (LAFCO).

STATE SCENIC HIGHWAY means a segment of a state highway that has been officially designated by the Director of California Department of Transportation (CalTrans) as part of the State Scenic Highway System.

STANDARD SUBDIVISION means the division of land into five or more lots.

STRATEGY means the way plans are devised and carried out to achieve a desired situation.

STRUCTURE means anything constructed or erected, except fences under six (6) feet in height, the use of which requires location on the ground or attachment to something having location on the ground, but not including any trailer or tent except in the floodplain, trailers and fences are considered structures.

SUBDIVISION means the division, by any subdivider, of any unit or units of improved or unimproved land, or any portion thereof, shown on the latest equalized county assessment roll as a unit or as contiguous units, for the purpose of sale, lease or financing, whether immediate or future. Property shall be considered as contiguous units, even if it is separated by roads, streets, utility easement or railroad rights-of-way. Subdivision includes a community apartment project or the conversion of five (5) or more existing dwelling units to a stock cooperative.

SUBSTANTIAL ADVERSE VISUAL IMPACT means a visual impact which, considering the condition of the existing viewshed, the proximity and duration of view when observed with normal unaided vision, causes an existing visual experience to be materially degraded.

SUPPORT means an endorsement reinforced with a high level of administrative, financial, or other county support.

T

THREATENED AND ENDANGERED SPECIES means those plant and animal species that have been listed as threatened or endangered species pursuant to the federal Endangered Species Act of 1973, as amended, or the California Endangered Species Act.

TRAFFIC IMPACT TIERS

Tier 1 means impacts that are direct local impacts of development.

Tier 2 means impacts to county roadways not in the immediate vicinity of development.

Tier 3 means impacts to regional roadways and highways (roadways under the jurisdiction of the State or Federal government).

TRANSFER OF DEVELOPMENT RIGHTS (TDR) means a tool for land use planning to allow for development rights to be extinguished in whole or in part on a lot or lots (e.g. donor lot) and be legally transferred to another lot or lots (receiver lot) and be used to develop the receiver lot at a higher intensity of use.

TRANSIT means the vehicles or systems engaged in the transportation of people by public or private conveyance, primarily rail or bus systems.

TSUNAMI An ocean wave generated by a submarine earthquake, volcano or landslide. (Also known as a “seismic sea wave”)

U

UNIQUE FARMLAND (See FARMLAND MAPPING AND MONITORING PROGRAM)

V

VACANCY RATE means the ratio of vacant available housing units to the total number of housing units.

VERY LOW INCOME HOUSEHOLDS means a household whose income does not exceed 50-percent (50%) of the median household income in a given Standard Metropolitan Statistical Area (SMSA).

VOLUNTARY means acting or done without compulsion or obligation.

W

WASTEWATER means sewage, gray water and any and all other contaminated liquid waste substances associated with human habitation.

WASTEWATER TREATMENT FACILITY means the system for the collection and transmission system, the wastewater works, the reuse or disposal system, and the residuals management system. This does not include an on-site septic system.

WATERSHED means an area or region drained by, or contributing water to, a spring, stream, river, lake, or other bodies of water.

WATERWAY means a natural drainage course for water, either perennial or intermittent, including rivers, streams, and creeks.

WETLANDS means those plant communities that include fresh and salt water marshes, generally found in areas of shallow, standing or sluggishly moving water. Salt water marshes are partially in contact with the ocean so that they are influenced by tidal action and currents.

WINERY: Winery means an agricultural processing plant used for the commercial purpose of processing grapes, other fruit products or vegetables, to produce wine or similar spirits. Processing includes crushing, fermenting, blending, aging, storage, bottling, warehousing, wine tasting facility, administrative office functions including wholesale and retail sales of associated wine and wine related items, and events. Winery Adjunct Uses may also be considered as accessory to a winery when specifically requested and addressed as part of the discretionary permit application for the winery or as a subsequent permit application process.

WINERY, ARTISAN: A winery that produces between 2,000 and 50,000 cases per year, with a Winery Tasting Facility up to 2,500 square feet in size.

WINERY, FULL-SCALE: A Winery that produces more than 50,000 cases per year.

WINERY ADJUNCT USES: Uses not considered an inherent part of a Winery, but frequently associated with wineries and the agricultural tourism industry. Winery Adjunct Uses include, but are not limited to, restaurants, delicatessens, events, and concerts. Such uses may be considered as accessory to a Winery or Winery Tasting Facility when specifically requested and addressed as part of the discretionary permit application for the Winery or as a subsequent permit application process.

WINERY CORRIDOR: Corridors designated in this General Plan to help achieve a balance between the wine grape production and wine processing capacity within Monterey County, to enhance the marketing capabilities of the industry and to promote local Monterey County wines and enhance the overall economic development of the County. A number of wineries and related visitor-serving uses are planned along three designated Winery Corridors: 1) River Road, 2) Metz Road, and 3) Jolon Road.

WINERY TASTING FACILITY: A bonded Winery Tasting Facility, also known as an "on or off winery premise," as provided by Federal Law under the jurisdiction of the Tax and Trade Bureau. A Winery Tasting Facility shall accommodate wine tasting, an administrative office, retail sales of associated wine and wine related items, events, warehousing and storage. Winery Adjunct Uses may be considered as accessory to a Winery Tasting Facility when specifically requested and addressed as part of the discretionary permit application for the Winery Tasting Facility or as a subsequent permit application process.

WILLIAMSON ACT (aka Land Conservation Act of 1965) means that body of State law that allows local government to enter into long-term contracts with agricultural land owners to lower property taxes as an incentive to continue agricultural use of the land.

WORKFORCE HOUSING means housing that is priced where it is affordable to households earning between 120%-180% of the County median income.

Workforce I means housing that is priced where it is affordable to households earning between 120%-150% of the County median income

Workforce II means housing that is priced where it is affordable to households earning between 150%-180% of the County median income