



GLOSSARY

Aquifer Recharge: Water that moves from the land surface or the unsaturated zone into the saturated zone. Recharge rates vary considerably with time and location.

Brownfield: Land with an existing or potential hazardous substance, pollutant, or contaminant, which affects its expansion, redevelopment, or reuse.

Building Envelope The physical "skin" of a building or the structural area containing all components that separate the indoors from the outdoors, the quality of which determines how well a building will function and how long it will last.

Cogeneration: A process that converts a fuel into both thermal (heat) and electrical energy by harnessing heat otherwise lost when energy is produced. The thermal energy may be in the form of steam, hot water, hot air, or any combination of the three. Cogeneration can also make use of natural gas, wood, agricultural waste, peat moss, and a wide variety of other fuels.

Conservation and Open Space Easement: A voluntary legal agreement between a landowner and land trust or government agency that protects the conservation values of a piece of land by permanently limiting its present and future uses. This flexible tool allows a landowner to retain ownership and use of his/her property. An easement can be established to protect all or part of a property that has significant agricultural, historic, scenic or wildlife habitat resources.

Density Transfer: A shift of density from one area to another area on the same parcel, or from one parcel to another parcel. Unless otherwise specified, the maximum overall density permitted by the General Plan shall not be exceeded.

Gross Area / Net Parcel: Gross area means all land within the boundaries of a legal parcel. Net parcel area is computed by subtracting from the gross parcel area the area of any portions of the lot, which will be subject to public easements for lot access, roadways, drainage or inundation.

Land Trust: A land trust is a non-profit conservation organization that directly protects land and resources in their community. A land trust purchases or accepts donations of land or conservation easements from private landowners. Properties protected by land trusts benefit the public by providing natural, scenic, recreational value. Land trusts may also work to preserve productive farmland and other significant open spaces.

Liquefaction: Liquefaction is a phenomenon in which the strength and stiffness of a soil is reduced by earthquake shaking or other rapid loading. Liquefaction occurs in saturated soils, that is, soils in which the space between individual particles is completely filled with water.

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Mixed-Use Development: Properties on which various uses, such as office, commercial, institutional, and residential, are combined in a single building or on a single site in an integrated development project with significant functional interrelationships and a coherent physical design. A "single site" may include contiguous properties.

Particulate Matter: A collective name for fine solid or liquid particles added to the atmosphere by processes at the earth's surface. Particulate matter includes dust, smoke, soot, pollen and soil particles.

Pygmy Ecosystems: Pygmy ecosystems and vegetation occur on old, relatively flat terraces with little nutrient run-off available from higher slopes. Pygmy soil is highly leached, very acid, nutrient-poor, with some iron-concreted hardpan.

Resource Diversity: The variety of plant and animal life in a particular habitat.

State Regulated Air Toxics: Air toxics are chemicals released into the air that are known or suspected to cause cancer, or other serious health problems, such as birth defects or reproductive effects. The federal Clean Air Act, as amended in 1990, lists 188 of these materials, called hazardous air pollutants. California air toxics legislation lists 729 of these substances, referring to them as toxic air contaminants, which the State regulates.

Sustainable: Any process or activity which can be maintained over long periods of time without harm to community and depletion of resources. The concept of a sustainable community requires comprehensive, integrated, and regional strategies to achieve balance among social, economic and environmental systems.

Sustainable Agriculture: An integrated system of plant and animal production practices having a site-specific application that will enhance the economic viability of agricultural operations and may over the long term:

- Satisfy human food and fiber needs
- Enhance environmental quality and the natural resource base on which the agricultural economy depends
- Make the most efficient use of nonrenewable resources and on-farm resources and integrate, where appropriate, natural biological cycles and controls
- Enhance the quality of life for farmers and society as a whole

Terrestrial Resources: Plant and animal species and the habitats that support these species, including tidal and non-tidal wetlands, ponds, lakes, and freshwater and brackish (mix of fresh and saltwater) and surface water bodies, and terrestrial habitats such as woodlands, fields and grassy areas.