

Article 7 – Glossary

BACKGROUND: *This document is based on the 1999 Public Comment Draft Zoning Ordinance Definitions Section (January 28, 1999). The Public Comment Draft was the Department’s first draft revised Zoning Ordinance based on the 1996 General Plan. In February 2006, Crawford Multari and Clark provided comments on the Public Comment Draft. Those comments resulted in the combination of the “Use Type Classifications” section with the “Definitions” section of the Public Comment Draft, resulting in a new Glossary.*

Staff added a number of definitions from the APA PAS Report 421 “A Survey of Zoning Definitions” and reviewed the existing County Code definition Chapter (17.06). Selected definitions from other jurisdictions were also incorporated. Throughout the Glossary abbreviated notations are included for reference to the source of the definition.

This Glossary includes new definitions from ordinances adopted since January 1999, that were, not available in the January 28, 1999 Public Comment Draft Zoning Ordinance.

The Glossary includes definitions from the Interim Guidelines. The definitions from the Interpretive Guidelines for Policy 7.3.3.4 (riparian setbacks) and Policy 7.4.4.4 (tree canopy) are consolidated separately at the end of the list. It may make sense to keep the definitions together for easy reference, but with cross references for the terms in regular alphabetical order. Based on final codification of the interpretive guidelines, some definitions may need revision, deletion, or additions.

Those definitions that will likely have additional provisions, regulations, or standards described in the “Specific Use Regulations” section of the proposed code are cross referenced to: “Article 4.xx: (Title)” or the “Site Planning and Project Design Standards” section (Article 3).

DRAFT GLOSSARY CONCEPTS AND USE: *These definitions are a starting point for discussions on the rest of the code. According to the APA PAS Report 421, regulations should not be within the definitions, but should be described in the “Specific Use Regulations” section or other applicable section. Certain definitions will need to be amended as we develop the standards in the “Specific Use Regulations.”*

Any notes in italics are for working draft purposes only and will be removed.

References to separate articles such as Article 4.xx will be fully cross referenced in the final editing phase of the code update process.

New definitions will be added as necessary. Definitions not needed in the code will be removed. During final editing, staff will check that all definitions in the glossary are used in the Zoning Ordinance. Secondly, staff will check that all terms that have a definition are used consistently throughout the code. Third, the alphabetical organization of the definitions will be checked, and some definitions may be grouped together based on their relationship, but cross referencing will occur in that case. Finally, as part of final editing, all cross references to other chapters and sections will be incorporated.

SPECIAL NOTATIONS: *Many definitions are new or revised from the current Zoning Ordinance. Notes in italics may point out significant changes or important points for reference and discussion.*

The sources of new or revised definitions are identified by an abbreviation for reference. The abbreviations to the sources are as follows:

CMC Crawford, Multari and Clark
PCD Public Comment Draft (Definitions (17.25) or Use Type Classification (17.03))
APA APA PAS Report 421: "A Survey of Zoning Definitions"
ORD Current County Code (Title 17)
INT Interim Guidelines
TRPA Tahoe Regional Planning Agency
GP 2004 General Plan Glossary
(name) Citation from another jurisdiction, as named.

Note: Any references to "Ord." with a number and date (ie: Ord. 4589, 2001) or the abbreviation ORD means that the definition is from the current Zoning Ordinance.

The term "new" indicates a new definition proposed by staff.

The term "Land use" indicates that the definition is a specific "use type" listed in the proposed Zone District Use tables. The term "Development Standard" indicates the term is associated with the Zone District development standards such as setback provisions.

Purpose: This Chapter provides definitions of terms and phrases used in this Zoning Code that are technical or specialized, or that may not reflect common usage. If any of the definitions in this Chapter conflict with definitions in other provision of the County Code, these definitions shall control for the purposes of this Zoning Code. If a word is not defined in this Chapter, or in other provision of the El Dorado County Code, the Director shall determine the correct definition. CMC

Definitions of Specialized Terms and Phrases:

As used in this Zoning Code, the following terms and phrases shall have the meaning ascribed to them in this Section, unless the context in which they are used clearly requires otherwise.

Accessory structures and uses. A structure or use incidental to and on the same lot as a principal use. (See Building or structure, accessory.) (See Article 4.xx: Accessory Structures and Uses.)
PCD

Acreage. See Minimum Lot Size and Lot Area. APA

Active use area. (AUA) All developed areas within a building except storage areas, restrooms, and employee lunchroom/cafeteria. As compared to GFA (Gross Floor Area).

Adjacent. Physically touching or bordering upon; sharing a common property line. Lots separated by easement(s) or "in fee" land(s) for a road, railroad, or trail are also considered adjacent. PCD.

Adult Business Establishment. (Land use.) Bookstores, bars, lounges, restaurants, theaters, or shops which have a substantial or significant portion of the stock in trade, or fare, books, magazines, pictures, films, media or live entertainment, which are distinguished or characterized by their emphasis on matter or live conduct depicting, describing, exposing, or relating to specific sexual activities or specified anatomical areas as defined in §5.34.020 of the County Code. (See Article 4.xx: Adult Business Regulations.) CMC

Agricultural District, Designated. Land located within an Agricultural Overlay District designated in the El Dorado County General Plan. (See Interim Guidelines for Policies 8.1.3.2 and 8.4.1.2.) INT

Agricultural enterprise structure. A structure used in the production, display, or sale of agricultural products and byproducts, edible byproducts, or agriculturally related accessory used permitted in the agricultural zone district. (Ord. 4573, 2001.)

Agriculturally incompatible uses. Residential structures, nursing homes, schools, recreational uses such as playgrounds, swimming pools, ponds, and churches. (Interim Guidelines for Policies 8.1.3.2 and 8.4.1.2.) (See Article 3.xx: *Agricultural Protection Setbacks.*) INT

Agricultural Labor Housing. (Land use.) Living accommodations for employees and their immediate families employed for the exclusive purpose of agricultural pursuits on the premises. It includes single-family or multi-family dwellings, including mobile homes and dormitories, for housing laborers and their families who are employed on the subject property or adjacent property under the same ownership, lease, or management. (See Article 4.xx: Caretaker, Agricultural Labor, and Employee Housing.) PCD

Agricultural land. Lands which are zoned as, AE (exclusive agriculture), AP (Agricultural Preserve), PA (planned agricultural), AG (agricultural grazing - *new*), SA-10 (Select agricultural – *to be replaced*), A (agricultural – *to be replaced*), RA (residential agriculture – *to be replaced*) and TPZ (timberland production zone). PCD

Agricultural operations. Activities relating to agricultural use including, but not limited to, the cultivation and tillage of the soil, the burning of agricultural waste products or other agricultural burning, protection of crops and livestock from insects, pests, diseases, birds, predators, or other pests damaging or could potentially damage crops, the proper and lawful use of agricultural chemicals, including but not limited to the application of pesticides and fertilizers, or the raising, production, irrigation, pruning, harvesting, or processing of an agricultural commodity, including any type of crop or livestock, and any forestry improvements and timber harvesting and processing. (Last revised with Ord. 4663, 2005.) (*Similar definition discussed by Agricultural Commission on 5/10/06 for the Grading Ordinance. This definition is related to Zoning and the Right to Farm section, whereas the Grading Ordinance definition is related to agricultural earth moving activities.*) PCD

Agricultural Preserve Criteria. Criteria for qualification to enter into Agricultural Preserve (Williamson Act) Contracts as established by Resolution of the Board of Supervisors. (See Article 4.xx: Agricultural Preserve Criteria) (*Article 4.xx includes codification of Resolution 188-2002, the current Agricultural Preserve Criteria.*) PCD

Agricultural promotional items. Gift items such as pencils, cookbooks, calendars, T-shirts, and other items with the name of the agricultural enterprise or growers association that is intended to promote the agriculture enterprise, growers association or agriculture product grown on site. Other items that are directly associated with the agriculture product grown on the premises, such as apple peelers or wine bottle cork pullers, are permissible. (Ord. 4573, 2001.)

Agricultural Structure. (Development Standards) Any structure associated with agricultural activities on a lot, including but not limited to: barns, stables, and animal shelters; storage for animal feed, farm machinery, and chemicals; product processing, packing, storage, and sales. For purposes of determining setbacks for Development Standards, the use of any portion of a building for any of the agricultural purposes listed causes the entire building to be treated as an agricultural structure. NEW

Agricultural support services. (Land use.) The processing and packing services, maintenance and repair of farm machinery and equipment, veterinary clinics, custom farming services, agricultural waste handling and disposal services, and other similar related services. (See Article 4.xx: Agricultural Support Services.) PCD

Aircraft Service and Repair. (Land use.) Establishments engaged in the repair and servicing of airplanes, jet aircraft, helicopters, and other vertical takeoff and landing aircraft, and ultra-light aircraft. Typical uses include aircraft engine repair and refueling stations. PCD

Airport, Airstrips, and Heliports. (Land use.) A place where aircraft take off or land, whether on land or water, but does not include places where aircraft land and take off solely for emergency purposes. It may include land improved and intended for aircraft storage, cargo, passengers, airport and airspace control facilities, repairs, or refueling. ORD

Airport comprehensive land use plan (CLUP). The document prepared by the airport land use commission pursuant to Section 21675 of the Public Utilities Code that specifies land use and development policies to protect the safety and general welfare in the vicinity of county airports and to assure the safety of air navigation. PCD

Airport hazard. Any structure or natural growth that obstructs the navigable air space. PCD

Airport imaginary surfaces. Surfaces established in relation to the end of each runway or designated takeoff and landing area, as defined in applicable Federal Aviation Regulations. Such surfaces include imaginary approach, horizontal, conical, transitional, primary, and other surfaces. These surfaces are specifically described for each airport in the airport comprehensive land use plan and shall be calculated based upon the established airport elevation. The established elevation of an airport shall be the highest point of the usable land area. PCD *(This is a regulation within a definition; the CLUPs and/or AA zone may clarify the established elevation of an airport.)*

Animal, domestic farm. Any of a number of animal species commonly raised for food, fur, riding or other similar uses, including but not limited to horses, cattle, sheep, goats, pigs, rabbits, poultry, ostriches, emus, and small fur-bearing animals not classified as exotic or wild. PCD

Animal, exotic. Any bird, mammal, fish, amphibian, or reptile not normally domesticated in the state of California, as determined by the California Department of Fish and Game. (See Article 4.xx: Animal Raising and Keeping.) PCD

Animal keeping. (Land use.) Refers to the maintaining, keeping, feeding, and raising of domestic farm animals, such as cattle, horses, pigs, goats, sheep, rabbits, poultry, and exotic birds, as an avocation, hobby, or school project in association with a residential use. PCD (See Article 4.xx: Animal Raising and Keeping.)

Animal Sales and Service. (Land use.) Establishments engaged in animal-related sales and services. PCD

1. Grooming and Pet Stores. The sales of dogs, cats, rodents, fish, birds, and similar small animals, grooming, and limited indoor boarding including pet stores, pet grooming shops, and dog clipping and bathing services.
2. Kennels, Commercial. Indoor and outdoor boarding of dogs, cats, and similar small animals, and dog training centers.
3. Veterinary Clinics. Is a fully enclosed veterinary facility providing acute and long-term medical care, including indoor boarding and grooming of dogs, cats and other small animals.

Antenna. Any system of wires, poles, rods, reflecting discs or similar devices used for the transmission and/or reception of electromagnetic waves when such system is either external to or attached to the exterior of a building or structure. (Ord. 4589, 2001) (See Article 4.xx: Communication Facilities.) ORD/PCD

Apartment. See “Dwelling, multi-family.” PCD

Approving, or issuing authority. The agency, board, group, or other legally designated individual or authority which has been charged with review and approval of project plans and permit development applications. PCD

Attached. For the purposes of determining if a structure is attached to another structure, the structures shall share a minimum of 10 lineal feet of common wall, and shall be provided with internal circulation between both structures, except that an attached second dwelling unit shall not be required to provide internal access to the primary residence to be considered attached. PCD *New definition needed because the definition of “attached” becomes relevant in certain cases.: 1) related to size of attached 2nd unit vs. detached 2nd unit; 2) Current Fire safe regulations (setbacks) may not apply to expansion of existing structures, only for new structures; and 3) the expansion of a dwelling with “hallways” that extend to other portions of the property where additional bedrooms, baths, and wetbar is located.*

Automatic Teller Machines (ATM): An electronic machine, usually situated outside a bank, in free standing kiosk, or within a portion of a building that enables customers to primarily withdraw paper money or carry out other banking procedures on insertion of an encoded plastic card. APA

Automotive and Equipment. (Land use.) Establishments that are primarily engaged sales or services for automobiles or heavy equipment. The following are Automobile and Equipment use types. PCD

1. Automotive and Equipment sales and rentals. The sales or rental from the premises of automobiles, trucks, heavy construction equipment, motorcycles, recreational vehicles, trailers, farm machinery, aircraft, or boats, with or without accessory parts sales and repair services. Does not include body repair and painting.
2. Automotive and Equipment Service. The repair and servicing of motor vehicles, construction equipment, farm machinery, aircraft, boats, excluding body repair and painting. Typical uses include automobile and equipment repair garages, muffler shops, car stereo installation, car washes and detailing services. These uses may include gasoline sales.
3. Automobile Paint and Body Shops. The repair and painting of motor vehicle, aircraft, and similar vehicle bodies.
4. Gasoline Sales. The retail sale of petroleum products (*and other automotive fuels*) and may include convenience stores or eating establishments.
5. Service Station. The retail sale of petroleum products, with additional services accessory to such sales and associated with truck and automobile service such as car washes and automobile engine repair.
6. Small Engine Sale and Repair. The repair of small engines such as chain saws, lawn mowers, and other gasoline powered gardening equipment. This includes facilities that test or demonstrate such equipment outside of the building.
7. Vehicle Storage. The storage of operable vehicles, boats and trailers, typical uses include recreational vehicle storage lots, fleet storage lots, and construction vehicle storage areas.

Avalanche hazard zones. (See Article 2.xx: Avalanche Hazard Overlay Zone) PCD

High hazard (red) zones. Areas in which an avalanche can produce impact pressures of 600 lbs/ft² or more on flat, rigid surfaces normal to the avalanche flow, or have return periods of less than ten (10) years, or both.

Moderate hazard (blue) zones. Areas in which an avalanche can produce impact pressures of less than 600 lbs/ft² or more on flat, rigid surfaces normal to the avalanche flow, and have return periods between ten (10) and one hundred (100) years. Both of the above conditions must be satisfied or the area is classified as a red zone.

Bake Shop. (Land use.) A facility for the preparation and consumption of food items in which agricultural products grown on-site are used as a main ingredient for at least one of the baked goods baked in the “Bake Shop”. An example would be apples grown on-site shall be used to make the apple pies, apple turnovers, and other apple pastries in the “Bake Shop” from making other baked items, such as banana cream pies, as long as agricultural products grown on-site are used as a main ingredient in one of the baked goods. Under certain circumstances, such as crop

failure, freeze damage or other disaster (as determined by the Agricultural Commissioner), which makes the on-site grown agricultural product unavailable, products that are produced in El Dorado County can be substituted. (Ord. 4573, 2001.)

Bank and Financial Services. (Land use.) Institutions such as banks, lending institutions, trust companies, credit agencies, brokers and dealers in securities and commodity contracts, investment companies, vehicle finance agencies, and similar financial services. PCD

Bars and Drinking Establishments. (Land use.) Establishments such as bars, taverns, pubs, and similar establishments where alcoholic beverages are sold and consumed on-site, where any food service is subordinate to the sale of alcoholic beverages. Uses may include indoor entertainment such as live music and dancing. PCD

Base density. The maximum number of dwelling units that could be created on a lot determined by multiplying the acreage of the property by the maximum density permitted by the general plan land use designation. The maximum density is listed in General Plan Table 2-2 as “Units per Acre.” PCD

Base flood. A flood having a one percent chance of being equaled or exceeded in any given year, and is recognized as a standard for acceptable risk. (See Article 3.xx: Flood Hazard Protection.) PCD

Bed and Breakfast. (Land use.) See Lodging Facilities. (See Article 4.xx: Bed and Breakfast Inns.) PCD

Breweries. (Land use.) Facilities for the brewing and bottling of beer with or without on-site consumption or retail sales. *(Source: 1999 Draft ZO Use Types/modified.) Is this consistent with ABC license provisions – such as is tasting allowed? And sales for off-site consumption? Compare to Type 01 and Type 23 ABC licenses. Clarify to differentiate from home brewing up to 200 gallons.)*

Broadcasting and Recording Studios. (Land use.) Commercial and public communication uses such as telegraph, telephone, radio and television broadcasting and receiving stations and studios, television production and sound recording studios, when entirely enclosed within buildings. This does not include towers, antennas, or reflectors that are defined under Communications Facilities. PCD

Building. A structure having a roof supported by columns or by walls, and designed for the shelter or housing of any person, animal, or personal property. *(Source: 17.060.050(K) but replaced “chattel” with “personal property”. Consider reference to non-building “structures” such as a fence, wall, retaining wall, etc. in separate section.*

Building or structure, accessory. A subordinate building or structure detached from the principal building or structure on the same lot and incidental to the principal building. (See Article 4.xx: Accessory Structure and Uses.) PCD

Building Supply Stores (Land use.) The indoor and outdoor retail sales of lumber and other large building supplies, including paint, glass, fixtures, lawn and garden supplies, nursery stock and similar building or construction material. PCD

Business Support Services. (Land use.) Establishments providing other businesses with services associated with ongoing business operations, typical uses include blueprinting, business equipment repair, computer services, small equipment rental (indoor), film processing, advertising services, and photocopying. PCD

Cabana. (See “pool house.”) PCD

California Department of Fish and Game (DFG). The California State Department of Fish and Game, a part of the State Resources Agency. PCD

California Endangered Species Act or State Endangered Species Act. Those statutes found at California Fish and Game Code sections 2050-2098 and implementing regulations. PCD

California Environmental Quality Act (CEQA). Those statutes set forth at California Public Resources Code section 21000 et seq. The “CEQA Guidelines” are set forth at the California Code of Regulations, Title 14, Section 15000 et seq. PCD

Campground. (Land use.) Facilities used for overnight accommodations in tents, trailers, and RV’s for transient occupancy (30 days or less) where individual sewer hookups are not available to individual campsites. (See Article 4.xx: Campgrounds and Recreational Vehicle Parks.) PCD

Campsite. An area within a campground occupied by a person or a group of not more than ten (10) persons. The number of campsites within a group camping site or area shall be the total number of persons permitted within the group area divided by ten (10) persons. (See Article 4.xx: Campgrounds and Recreational Vehicle Parks.) *PCD Regulations should be relocated to Article 4.*

Caretaker Unit. (Land use.) A permanent or temporary housing unit that is secondary or accessory to the primary use of the property. Such housing is used for caretakers employed on the site of a non-residential use where 24-hour security or monitoring of facilities or equipment is necessary. (See Article 4.xx: Caretaker, Agricultural Labor, and Employee Housing.) *PCD Regulatory provisions should be relocated to Article 4.*

Cemeteries. (Land use.) Means burial grounds, columbaria, and mausoleums, but does not include mortuaries or funeral homes. PCD

Christmas Tree Sales Lot. (Land use.) Temporary facilities for the sale of Christmas trees and related merchandise, not located on the site of a Christmas tree farm. PCD

Church. (Land use.) A place or structure where people regularly hold religious services. This term shall include synagogues, temples and other similar places of worship regardless of denomination or religious belief. (See Article 4.xx: Churches.) PCD

Co-housing. A structure or structures containing two or more dwelling units and rooming units limited in occupancy, providing indoor, conveniently located, shared food preparation service and major dining areas, and common recreation, social, and service facilities for the exclusive use of its residents. PCD

Co-locate. The placement of multiple antennae on a single structure, pole or tower by different communication providers. (Ord. 4589, 2001.) (See Article 4.xx: Communication Facilities.)

Commercial facility. Any structure, building or property used primarily for the exchange or manufacture of goods and services. PCD

Commercial Recreation. (Land use.) Establishments engaged in providing recreation and entertainment activities for participants and spectators. This use may include secondary and incidental retail sales and food services. The following are Commercial Recreation use types: PCD

1. Amusement Center. Places open to the public where four or more coin operated amusement devices are installed, including establishments where the primary use is not devoted to the operation of such devices.
2. Indoor Entertainment. Predominantly spectator uses conducted within a building, typical uses include concert halls, community assembly, and dance halls.
3. Indoor Sports and Recreation. Predominantly participant sports and recreation activities conducted within a building, typical uses include bowling alleys, skating rinks, indoor racquetball courts, gymnasiums, indoor batting cages and sport courts, athletic and health clubs.
4. Large Amusement Complex. Theme parks or similar complex which exceeds two acres in size and which includes outdoor amusement attractions such as mechanized or carnival rides or water slides.
5. Outdoor Entertainment. Predominantly spectator uses conducted outside of or partially within a building, typical uses include amphitheaters, sports arenas, race tracks, and zoos.
6. Outdoor Sports and Recreation. Commercially operated, predominantly participant sports and recreation activities conducted wholly or partially outside of a building, typical uses include golf courses with country clubs and other associated commercial uses, tennis courts, swimming pools, outdoor batting cages and sport courts.

Communication Facilities. (Land use.) Wireless communication facilities, not including home televisions and radio receiving antennas, satellite dishes, or communication facilities for community services provide by a public agency. (See Article 4.xx: Communication Facilities.) PCD

Community Assembly. (Land use.) Facilities and activities typically carried on at a public and quasi-public meeting areas, typical uses include places of worship, public and private non-profit meeting halls, public community indoor recreation facilities, and community centers. (See Article 4.xx: Churches.) PCD

Community care facility. Housing licensed by the State of California Health and Welfare Agency, Department of Social Services, typically for residents who are elderly, mentally disordered or otherwise handicapped, and dependent and neglected children. Services normally

include three meals daily, housekeeping, security, and emergency response, a full activities program, supervision in the dispensing of medicine, personal services such as assistance in grooming and bathing, but no nursing care. PCD

Community Services. (Land use.) Facilities and uses provided by public agencies for the community health, safety, and welfare, including fire stations, sheriff sub-stations, post offices, libraries, museums, and governmental offices. PCD

Condominium. A structure of two or more units, the interior spaces of which are individually owned; the balance of the property (both land and buildings) is owned in common by the owners of the individual units. PCD

Congregate Care Facility. (Land use.) Structures containing two or more dwelling units, within which may be one or more of the following: shared food preparation, dining laundry, social and recreation areas and services for the exclusive use of all residents of the structure. PCD

Cooking facilities. Any area within a structure that contains the following: a gas or electric range, stove top and/or oven, refrigerator and sink. PCD

Cottage Industry. (Land use.) Small scale business and light manufacturing operations conducted on a parcel in conjunction with a primary residential use where there are one or more employees not residing on the premises. (See Article 4.xx: Home Occupations (and Cottage Industries.)) PCD

Coverage. All land covered by buildings, garage building area, carport area, whether attached or detached, and other enclosed areas. All area coverage calculations shall be computed at ground level and does not include roof eaves. ORD

Cropland. (Land use.) Irrigated land that is used for grains, alfalfa, or row and truck crops such as tomatoes or other vegetables. PCD

Day Care Center. (Land use.) A facility providing care and supervision of thirteen (13) or more children or adults for periods of less than 24 hours, including preschools. (See Article 4.xx: Daycare Centers.) PCD

Density. The number of dwelling units per unit of land. PCD

Developable acres, net. The portion of a site that consists of developable land and which can be used for density calculations for the purposes of determining density bonus. (See Article 2.xx: Planned Development/Density Bonus.) PCD

Developable land. Land that can be developed consistent with regulatory limitations, that is suitable as a location for structures and the necessary infrastructure to support the proposed development and that can be developed free of hazard to, and without disruption of, or significant impact on natural resources. PCD

Development plan. The written and graphic materials required for development of a planned development, including but not limited to a written description of a development, a plat of subdivision, all covenants relating to use, location and bulk of buildings and other structures,

intensity of use or density of development, streets, walkways, landscaping and parking facilities, and any other similar material reviewed by the approving authority at the time the planned development is approved. PCD

Development Project. Any project undertaken for the purpose of development. It includes a project involving the issuance of any discretionary or ministerial approval or permit, including a permit for construction or reconstruction, but not a permit to operate. PCD

Dining facility. (Land use.) An establishment where food, other than that produced on the premises (such as a Bake Shop), is prepared and served to the public in an established indoor seating area. (Portion Ord. 4573, 2001.) *This definition has been identified as being similar to a restaurant; is only identified under the current Ranch Marketing Ordinance; is different than a “prepared food stand” (also only listed in current Ranch Marketing)*

Director. The Development Services Director or designee. (No reference).

Drive-through business. Any portion of a building or structure from which business is transacted, or is capable of being transacted, directly with customers located in a motor vehicle, during such business transactions. (See Article 4.xx: Drive-through Businesses) APA

Dwelling. (Land use.) A building or portion thereof used exclusively for residential purposes that has sleeping, eating, cooking, and sanitation facilities, but not more than one kitchen, that constitutes an independent living unit, occupied by or intended for one household on a long-term bases. Dwellings may be structures, or modular or mobile units placed on a permanent foundation. Types of dwelling units are further defined as follows: PCD

Multi-family. A structure designed and intended for occupancy by two or more households living independently of each other, each in a separate dwelling unit, that may be owned individually or by a single landlord. This use includes apartments, condominiums, and co-housing units. Detached residential dwelling units may also be permitted provided that the minimum density is maintained as designated by the zone district and General Plan land use designation.

Single family. A structure designed exclusively for occupancy by one household. This use type includes both attached and detached dwelling units as described below:

- a. Attached. Single-Family structures attached to another unit where one or more walls, extending from foundation to roof, separate it from adjoining structures to form a lot line. Each unit shall have separate kitchen, plumbing and heating systems. This use includes townhouses, row houses, and half-plexes.
- b. Detached. Single-family structures not attached to any other building or structures except a garage or carport, or a business. This use includes mobile homes, and modular units.

Ecological Preserve. An area officially designated as such on General Plan maps on file in the County Planning Services of the Development Services Department. (See Article 2.xx: Ecological Preserve (-EP) Overlay Zone.) PCD

Ecological Preserve Mitigation. On and off-site mitigation standards that address direct or indirect impacts on rare plants or rare plant habitat and includes the Rare Plant Off-Site Mitigation Program. PCD

Education and Training, Specialized. (Land use.) Private establishments providing training or specialized education, typical uses include business and vocational schools, non-degree specialty schools such as music and art schools, language schools, martial art studios, and dance studios. PCD

Employee Housing. (Land use.) One or more dwelling units permitted under California Health and Safety Code §17021.5 et seq., and further provided pursuant to Article 4.xx of this title. PCD

Equipment and Material Storage Yards. (Land use.) All uses related to outdoor storage of large construction equipment or machinery, company vehicles, and materials, exclusive of uses classified in Commercial Use Types. Equipment and Materials Storage Yards are divided into the following categories: PCD

1. Permanent. Those Storage yards that are intended to be used on a permanent or long-term basis, typical uses include contractor's storage yards, corporation yards, and incidental outside storage associated with manufacturing and resource extraction operations.
2. Temporary. Those storage yards that serve a single construction project and which shall be removed after a specified period of time.

Equipment Shelter. Roofed enclosure used to protect ground-based equipment cabinets at a wireless antenna site. (Ord. 4589, 2001.) (See Article 4.xx: Communication Facilities.)

Equivalent occupancy. The number of persons that can occupy a building or use, for the purpose of determining parking requirements or other standards, where fixed seating does not exist and the standard is based on the number of seats. PCD

Family. (See Household.) PCD

Family day care home. (Land use.) A single-family home which regularly provides care protection and supervision of 12 or fewer children in the provider's own home, for periods of less than 24 hours per day, while the parents or guardians are away, including in that total the children under the age of 10 years who reside at the home. (See Article 4.xx: Day Care Centers.) PCD

Farm style prepared food-serving facility. A food-serving establishment used in conjunction with a ranch marketing operation on agriculturally-zoned lands where the primary food item offered for sale is an onsite produced agricultural product. (Ord. 4636, 2003, modified.)

Federal Endangered Species Act. Those federal statutes found at 16 U.S.C. 1531 et seq. and implementing regulations. PCD

Flood. A general and temporary condition of partial or complete flooding of normally dry land areas from:

- a. The overflow of lake or stream waters; and/or
- b. The unusual and rapid accumulation of runoff of surface waters from any source. PCD

Flood boundary floodway map. The Federal Insurance Administration map delineating the areas of flood hazard and the floodway. (See Article 3.xx: Flood Hazard Protection.) PCD

Food and Beverage Retail Sales. (Land use.) Establishments primarily engaged in the retail sale of food and beverages for off-site consumption, typical uses include grocery stores, liquor stores, and specialty food stores. PCD

Flood insurance rate map (FIRM). The Federal Insurance Administration map delineating both the areas of special flood hazards and the risk premium zones applicable to the community. (See Article 3.xx: Flood Hazard Protection.) PCD

Flood insurance study. The official report provided by the Federal Emergency Management Agency that includes flood profiles, the flood insurance rate map (FIRM), the flood boundary floodway map, and the water surface elevation of the base flood. PCD

Floodproofing. Any combination of structural and nonstructural additions, changes or adjustments to structures which reduce or eliminate flood damage to real estate or improved property. PCD

Flood-related erosion. A condition that exists in conjunction with a flooding event that alters the composition of the shoreline or bank of a watercourse. One that increases the possibility of loss due to the erosion of the land area adjacent to the shoreline or watercourse. PCD

Floodway. The channel of a river or other watercourse and the adjacent land area that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one foot. The floodway is delineated on the flood boundary floodway map. PCD

Floor area, or gross floor area. The sum of the total horizontal areas of the several floors of all buildings on a lot, measured from the exterior faces of the walls. The term gross floor area shall include basements; elevator shafts; stairwells at each story; floor space used for mechanical equipment with structural headroom of six feet, six inches or more; penthouses; attic space, whether or not a floor has actually been laid, providing structural headroom of six feet, six inches or more; interior balconies; and mezzanines. For the purpose of measurement of residential floor area, gross floor area shall be exclusive of any garage or carport. PCD

Free Food Distribution Center. (Land use.) A location where food is distributed to general public without payments or consideration. PCD

Front yard. An area extending across the full width of a parcel between any road easement or road right-of-way and the nearest point of a building. Front yards shall exclude all road easements. Roads, established through prescriptive right or undefined road easements, shall be

assumed to have a right-of-way of twenty-five feet (25') from the existing centerline of the roadway for the purpose of establishing minimum front yard. Where a parcel fronts more than one road, all portions of the parcel between the building and the roads shall be considered front yards. PCD

Funeral and Internment Services. (Land use.) Establishments engaged in the provisions of services involving the care, preparation or disposition of human dead, typical uses include funeral parlors, crematories, and mortuaries, but excluding cemeteries. PCD

Garage. An accessible and useable enclosed parking space for storage of automobiles. (Sonoma County.)

General Industrial. (Land use.) Manufacturing processing, assembling, or fabrication from raw materials. It also includes any use involving an incinerator, blast furnace, or similar industrial process and any industrial process conducted wholly or partially outdoors, typical uses include lumber mill, batch plants, truss manufacturing, and co-generation plants. PCD

Golf Course. (Land use.) Publicly and privately owned golf courses open to the general public. Minor accessory uses such as pro shops and snack bars intended to serve the golfers may be considered a part of the golf course facility. Restaurants, banquet and reception facilities, and other commercial uses commonly associated with golf courses shall be considered separate use types as defined in this chapter. PCD

Grade. Ground level at the foundation of a building or structure. PCD

Grazing. (Land use.) The raising and feeding of domestic farm animals where the primary source of food is the vegetation grown on the site, including irrigated and non-irrigated pastures. PCD

Gross floor area. (GFA) The total square footage of all areas enclosed within a building. As compared to AUA (Active Use Area).

Guest house. (Land use.) An accessory residential structure with no provisions for appliances or fixtures for storage or preparation of food (cooking facilities) intended for the temporary and occasional housing of a visitor(s) to the primary residents. (See Article 4.xx: Guest house.) PCD/Sonoma County

Handicrafts. A product that is made domestically by hand, normally sold by the person who made them, and do not include items that are mass produced by others. (Portions of Ord. 4573, 2001.)

Hazardous Material. (Land use.) Any substance that, because of its quantity, concentration, or physical, or chemical characteristics, poses a significant present or potential hazard to human health and safety or to the environment if released in to either the work place or the environment. The term includes, but is not limited to, hazardous substances and hazardous wastes. PCD

Hazardous Material Handling. All industrial uses engaged in the handling of substances subject to the maintenance of a "Risk Management Prevention Program" under California Health and

Safety Code, Section 25534. Typical uses include semiconductor manufacturing and electroplating. PCD

Height of Building. The distance from the average finished grade and the highest point of the building. See Article 3.xx regarding Building Height Limits and Exceptions. ORD/PCD

Hiking and Equestrian Trails. (Land use.) Trails designed for non-motorized recreation, including hikers, horses, bicycles, and cross-country (Nordic) skiing. PCD

Historic structure. Any structure that is:

1. Listed individually in the National Register of Historic Places (a listing maintained by the Department of Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;
2. Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;
3. Individually listed on a state inventory of historic places in states with historic preservation programs which have been approved by the Secretary of Interior; or
4. Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either by an approved state program as determined by the Secretary of the Interior or directly by the Secretary of the Interior in states without approved programs. (From Draft Flood Damage Prevention Ord.)

Home Occupation. (Land use.) Any business operated out of a residential dwelling or residential property by a resident of the premises, pursuant to §17.xx.xx, and is incidental to the residential use of the property. (See Article 4.xx: Home Occupations.) PCD

Household. One or more persons related or unrelated occupying a dwelling unit and living as a single housekeeping unit, as distinguished from a group occupying a hotel, club, or rooming house. PCD

Household, lower income. A household with an annual income usually no greater than 80 percent of the area median family income adjusted by household size, as determined by a survey of incomes conducted by a city or county, or in the absence of such a survey, based on the latest available eligibility limits established by the U.S. Department of Housing and Urban Development for the Section 8 housing program. PCD

Household, very low income. A household with an annual income usually no greater than 50 percent of the area median family income adjusted by household size, as determined by a survey of incomes conducted by a city or county, or in the absence of such a survey, based on the latest available eligibility limits established by the U.S. Department of Housing and Urban Development for the Section 8 housing program. PCD

Hunting Clubs, Farms or Facilities. (Land use.) Privately operated areas and facilities for the pursuit of game species, including day uses and overnight accommodations. PCD

Independent Day Care Facility. A facility, place, or building that houses more than six people and is maintained and operated to provide non-medical day care services for children and/or adults that is not affiliated with an office, industrial, or R&D use. (Ord. 4603, 2002)

Intermittent Stream. A stream that normally flows for at least thirty days after the last major rain of the season and is dry the remainder of the year, not including a manmade drainage. Intermittent streams do not include ephemeral watercourses. INT *Ephemeral is not defined, but means "lasting for only a short period of time." Clarification of stream and wetland definitions are to be considered.*

Intermodal Facility. (Land use.) Facilities for the transportation of persons, such as bus and train stations. PCD

Intensive Public Facilities. (Land use.) Public Services and facilities which may have the potential to cause impacts from noise, lights, odors, or the use of hazardous materials, typical uses include landfills, transfer stations, and correctional facilities. PCD

Junkyard. The use of more than two hundred square feet of the area of any parcel or the use of any portion of that half of any lot, which half adjoins any street, for the storage, collection, salvage or sale of junk, including scrap metals or other scrap materials or for the dismantling or wrecking of automobiles or other vehicles or machinery. PCD

Kennel, private. (Land use.) Any building or buildings or land designed or arranged for the care of dogs and cats belonging to the owner of the principal use, kept for purposes of show, hunting, or as pets. Chapter 6 of the County Code defines kennel as the keeping of five or more live domestic dogs or cats of at least four months of age. APA/ORD

Kennel, commercial. (Land use.) An establishment licensed to operate a facility housing dogs, cats, or other household pets and where grooming, breeding, boarding, training, or selling of animals is conducted as a business. APA

Kitchen. A room with cooking facilities. TRPA (*Optional definition: A room with provisions for appliances or fixtures for storage or preparation of food. Sonoma Co.*)

Lake. Any natural or manmade body that impounds water year round under normal conditions. In identifying the high water mark on manmade lakes controlled by dams, the maximum spillway elevation will be used. INT

Laundries, Commercial. (Land use.) Establishments engaged in high volume laundry and garment services, excluding self-service laundries, typical uses include garment pressing and dry cleaning, linen supply, diaper service, industrial laundries, and carpet and upholstery cleaners. PCD

Laundries, self-service. A business that provides home-type washing, drying, and/or ironing machines for hire to be used by customers on the premises. APA

Light Manufacturing. (Land use.) The manufacture, assembly, or packaging of products from previously prepared materials, such as cloth, plastic, paper, pre-cut wood, and wood products, but does not include saw and planing mill operations or manufacturing uses involving primary production of wood, metal, or chemical products from raw materials. Typical uses include electronics and computer component assembly and cabinetmaking. PCD

Livestock, High Density. (Land use.) The keeping and raising of domestic farm animals, such as cattle, horses, pigs, goats, sheep, rabbits, poultry, ostriches, and emus, for commercial purposes, where the primary source of food is other than the vegetation grown on site. PCD

Lodging Facilities. (Land use.) Establishments primarily engaged in the provision of commercial lodging on a transient basis (30 days or less) to the general public. Lodging may include the incidental provision of food, drink, sales, and services for the convenience of overnight guests. Types of Lodging are further defined as follows: PCD

1. Bed and Breakfast Inn. Lodging facilities operated by the resident and owner of the property on which it is located, as provided by Article 4.xx: Bed and Breakfast Inns.
2. Hotels and Motels. Commercial lodging facilities that do not otherwise qualify as a Bed and Breakfast Inn.
3. Vacation Home Rental. Overnight lodging for a period of not less than 1 night and not more than 30 days, other than ongoing month-to-month tenancy granted to the same renter.

Lot. A platted parcel of land intended to be separately owned, developed, and otherwise used as a unit. APA

Lot area. The area of horizontal plane bounded by the vertical planes through front, side, and rear lot lines. APA

Lot, corner. A lot abutting on and at the intersection of two or more streets. APA

Lot coverage. The area of a site covered by buildings or roofed areas, excluding allowed projecting eaves, balconies, and similar features. APA

Lot depth. The average horizontal distance between the front and rear lot lines. APA

Lot, flag. Lots that are approved with less frontage on a road than is normally required. The flag “pole” portion of the lot is an access corridor. APA

Lot, interior. An interior lot is a lot other than a corner or through lot. APA

Lot line, front. The lot line abutting a street. On a corner lot, all lot lines abutting a street are front lot lines. On a through lot, the lot line abutting the street providing the primary access is the front lot line. APA

Lot line, rear. The lot line not intersecting a front lot line that is most distant from and most closely parallel to the front lot line. A lot bounded by only three lot lines will not have a rear lot line. APA

Lot line, side. Any lot line not a front or rear lot line. APA

Lot, substandard. A lot that has less than the required minimum area or width as established by the zone in which it is located and provided that such lot was legally created based on the ordinances in effect at the time the lot was created. APA

Lot, through. A lot having its front and rear yards each abutting on a street. APA

Lot width. The horizontal distance between side lot lines measured at the required front setback line, as defined by the lot's zone district, before any variance or administrative reduction(s). APA

Lowest floor. For the purposes of flood hazard protection, the lowest floor shall be the floor of the lowest enclosed area (including basement). An unfinished or flood resistant enclosure, useable solely for parking of vehicles, building access or storage in an area other than a basement area is not considered a building's lowest floor; provided, that such enclosure is not built so as to render the structure in violation of the applicable nonelevation design requirements. PCD

Maintenance and Repair. (Land use.) All uses that provide maintenance and repair services, exclusive of automotive repair, for furniture, appliances, and equipment normally used within a building, typical uses include sewing machine and appliances repair. PCD

Manufactured Housing. Residential structures that are constructed entirely in the factory, and which since June 15, 1976, have been regulated by the federal Manufactured Home Construction and Safety Standards Act of 1974 under the administration of the U.S. Department of Housing and Urban Development (HUD). For floodplain management purposes, the term "manufactured home" also includes mobile homes, park trailers, travel trailers, and other similar vehicles placed on a site for greater than one hundred eighty consecutive days. (See also "Mobile Home.") PCD

Marina. (Land use.) Facilities for the docking, mooring, or rental of boats to the public. Marinas are divided into the following categories: PCD

1. Motorized Craft. Marinas serving motorized and non-motorized watercraft, including motorboats and personal watercraft. It may so include the sale of gasoline for use in watercraft.
2. Non-Motorized Craft. Marinas serving non-motorized watercraft only, such as sailboats, canoes, and rowboats.

Medical Services. (Land use.) Facilities that primarily provide medical or health care services. Medical Use types are further defined as follows: PCD

1. Hospital and Clinics. Facilities that provide out-patient and in-patient medical, surgical, diagnostic, and psychiatric services, including, but not limited to, accessory out-patient laboratory, pharmaceutical, training, and emergency medical services.

2. Long term Care Facilities. Facilities that provides twenty-four (24) hour supervised care serving seven (7) or more persons, typical uses include a skilled nursing facilities, extended and intermediate care facilities licensed by the State Department of Health Services.
3. Medical Offices. Establishments engaged in the provision of out-patient personal health services including prevention, diagnosis and treatment, or rehabilitation by health professionals, typical uses include, but are not limited to, offices for physicians, dentists, chiropractors or physical therapists, medical or dental laboratories, and health maintenance organizations.

Mineral Exploration. Prospecting and exploratory activities for mineral resources where less than 1000 cubic yards of material is disturbed. PCD

Mineral Production. (Land use.) The processing of mineral resources extracted on-site or off-site, processing includes rock crushing, stockpiling, aggregate washing, screening and drying facilities, and wholesale or retail distribution of mineral products. PCD

Minimum Lot Size. Minimum acreage or square footage of a lot. See Lot Area. APA

Mining. (Land use.) The act or process of extracting resources, such as rock, sand, gravel, ores, coal, oil, clay, hydrocarbons, or mineral from the earth. The term also includes quarrying; excavating; drilling; well operation; milling, such as crushing, screening, washing and floatation; and other preparation customarily done at the mine site or as part of a mining activity. Mining does not include the extraction of minerals for recreation using such devices as pans, rockers, and dredges with intakes eight inches in diameter or less. Mining use types are divided into the following categories. PCD (See Article 4.xx: Mining.)

1. Subsurface Mining. The act of mining operations that are conducted below the surface of the ground except for surface access, and vent and escape shafts.
2. Surface Mining. All, or any part of, mining operations that involve the removal of overburden and mining directly from the mineral deposit, open-pit mining of mineral naturally exposed, mining by the auger method, dredging and quarrying, or surface work related to a subsurface mine.

Mixed-use. Properties on which various uses, such as office, commercial, 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. PCD (See Article 4.xx: Mixed Use.)

Mobile Home. A structure, transportable in one or more sections, built on a permanent chassis and designed for use as a single-family dwelling unit and which:
(See Article 4.xx: Mobile Homes.)

1. Has a minimum of 400 square feet of living space;
2. Has a minimum width in excess of 102 inches;
3. Is connected to all available permanent utilities; and

4.
 - a. Is tied down to a permanent foundation on a lot either owned or leased by the homeowner;
 - b. Is tied down to a temporary foundation, when authorized by a Temporary Mobile Home Permit; or
 - c. Is set on piers, with wheels removed and skirted, in a mobile home park.
- PCD

Mobile Home Park. (Land use.) Is any site that is improved to accommodate two or more mobile homes used for residential purposes, or on which two or more lots or spaces are rented, leased for the placement of mobile homes excluding a single family residential parcel on which a mobile home is placed as a primary dwelling and mobile home is used as a second dwelling unit pursuant to §17.xx or a temporary mobile home pursuant to §17.xx. It includes sites that were converted from rental or lease to a subdivision, cooperative, or condominium. (See Article 4.xx: Mobile Home Park) PCD

Monopole. A structure of single pole (non-lattice) design and erected on the ground to support telecommunications antennae and connection appurtenances. (Ord. 4589, 2001) (See Article 4.xx: Communication Facilities.)

Motorized Vehicle Leasing. (Land use.) The short-term leasing of motorcycles and other motorized vehicles primarily for recreational purposes, including motor-driven cycles, motor scooters, and all-terrain vehicles (ATV) weighing less than one thousand five hundred (1500) pounds. Lease shall mean any oral or written agreement, lease or bailment by which the owner of motorized vehicle permits another to use it for any period less than one year for compensation. PCD

Motorized Vehicle Recreation Area. (Land use.) Areas and facilities that provide for recreational use of motor vehicles, typical uses are off-road vehicle parks, go-cart tracks, and snowmobile rental. PCD

Neighborhood Commercial. (Land use.) Establishments primarily engaged in the provision of frequently or recurrently needed small personal items or services for residents within a reasonable walking distance, conducted within a building, which due to low traffic and noise generation are compatible with residential development. This use type includes various retail sales and personal services of an appropriate size and scale to meet the above criteria. Typical uses include convenience grocery store, beauty salons, and offices, but do not include gasoline sales, bars and drinking establishments, drive-through restaurants, or liquor stores. PCD

Nonconforming. A use, parcel or structure which is not in compliance with the provisions set forth in this Title. PCD

Nonconforming, legal. A use, structure or parcel which is not in compliance with the provisions set forth in this Title but was lawful at the time of the adoption of the ordinance codified in this article but which has been made unlawful by the provisions of the ordinances or any amendments thereto. PCD

Nuisance. Any use or structure which is injurious to health and safety, or is indecent or offensive to the senses, or an obstruction to the free use of property so as to interfere with the comfortable enjoyment of life or property, or unlawfully obstructs free passage or use, in the

customary manner, of any navigable lake or river, bay, stream, canal or basin or any public park, square, street or highway. For the purpose of enforcement of the provisions of this Title, the Planning Director or his designee shall make the determination whether a use constitutes a nuisance as defined herein. PCD

Office, Professional. (Land use.) Professional offices such as accounting and bookkeeping services, advertising agencies, architectural and engineering services, attorneys, data processing and computer services, secretarial services, administrative offices, insurance agencies, real estate agencies, public relations, and consulting firms, photography and commercial art studios, telecommuting centers, and writers' offices. PCD

Open space. An area used or dedicated for recreation, resource protection, amenity, and/or buffers. PCD

Open space, common. Open space within a planned development and designated and intended for the use or enjoyment of all of the owners and/or occupants of the planned development. Common open space may contain such complementary structures and improvements as are necessary or desirable and appropriate for the benefit and enjoyment of the owners and/or occupants of the planned development. PCD

Open space, public. Open space which is available or intended for use by the general public. PCD

Orchard and vineyards. (Land use.) The production of fruit trees and grape vines for commercial sales. PCD

Outdoor Event Center. (See Article 4.xx: Outdoor Event Center.) PCD

Outdoor Retail Sales. (See Article 4.xx: Outdoor Retail Sales.) PCD

Packing. (Land use.) The handling of fruit, grain, vegetables, trees, and other crops to ready it for shipping and sales without changing the nature of the product. Types of packing are further defined as follows. PCD

1. On-site includes the handling of agricultural products produced on the same parcel of land on which the packing facility is located, or on adjacent parcels under the same ownership, lease, or management.
2. Off-site includes the handling of agricultural products produced on a parcel of land different from that on which the packing facilities are located and not immediately on adjacent lots under the same ownership, lease, or management.

Panel Antenna. Flat, conical or round surface receiving and/or transmitting device typically covering one of three 120-degree sectors, and used to concentrate a radio signal into or from that sector. (Ord. 4589, 2001.) (See Article 4.xx: Communication Facilities.)

Parking Lots. (Land use.) Publicly and privately owned and operated areas available for general public use for the parking of motor vehicles including park and ride lots. PCD

Parks. (Land use.) Areas dedicated and used for passive and active recreation operated by a public agency and open to the public. Typical uses are playgrounds, ball fields, and picnic areas. Parks are divided in the following categories: PCD

1. Day Use. Parks intended for use only during daylight hours. It precludes lighting for ball fields and play structures except as may be necessary for public safety or security purposes.
2. Nighttime use. Parks designed and intended for activities to be carried on after sunset, such as lighted ballfields and tennis courts.

Perennial Stream or River. Any watercourse that is either shown on the USGS 7.5 minute map series as a solid blue line or under normal conditions flows year round. PCD

Personal Services. (Land use.) Establishments engaged in the provisions of personal, non-professional services relating to personal improvement or appearance, excluding those uses classified under other use types. Typical uses include barber shops, beauty salons, therapeutic message parlors, tailors, shoe repair shops, and dry cleaning pick up stations. PCD

Picnic Area. (Land use.) Areas providing picnic tables and other facilities for day use outdoor eating, either as a primary use or accessory to other use types. PCD

Planned development. Land under unified control to be planned and developed as a whole in a single development operation or a programmed series of development operations or phases consistent with the provisions of Chapter 17.xx. A planned development is built according to general and detailed development plans that include not only streets, utilities, lots, and building location, but also site plans for all buildings as are intended to be located, constructed, used, and related to each other, and plans for other uses and improvements on the land as related to the buildings. A planned development includes a program for the provisions, operations, and maintenance of such areas, facilities, and improvements as will be for common use by some or all of the occupants of the planned development district, but which will not be provided, operated, or maintained at general public expense. PCD

Prepared food stand. A facility for serving prepared food for consumption on the premises where indoor seating and dining facilities do not exist. In determining whether a facility is a dining facility or a prepared food stand, the Director shall consider the hours and scale of operation, type of food sold, and any other applicable criteria. (Ord. 4573, 2001.)

Printing and Publishing. (Land use.) Establishments engaged in printing by letterpress, lithography, engraving, screen, offset or similar process, but not including xerographic copying and other “quick printing” services. It also includes the publishing of newspapers, books, and periodicals where the printing is done on the premises. PCD

Private Recreation Area. (Land use.) Recreational facilities owned and operated by homeowners’ association or similar entity for the benefit of property owners within a subdivision or multi-family complex. It may include swimming pool, indoor or outdoor sport courts, and meeting room or clubhouse. PCD

Processing of Agricultural Products. (Land use.) The handling of agricultural products whereby the nature of the product is changed or altered, such as making juices, jams, and sauces from fruit, wine, and the slaughtering of animals raised on the premises or land in the vicinity under common ownership. (See Article 4.xx: Processing of Agricultural Products.) PCD

Produce sales. (Land use.) Fruit stand sales or other similar facilities of produce or other agricultural product produced on the property on which the fruit stand is located. This term specifically excludes the sale of products produced off-site. (See Article 4.xx: Produce sales.) PCD

Pool house (or cabana). A residential accessory structure typically associated with a private swimming pool, which does not contain sleeping quarters and is not intended for permanent occupancy. PCD

Public benefit. A benefit derived to the general public. When applied to lands set aside for public benefit it shall be those lands made available to the general public including but not limited to open space areas, parks, other recreational facilities, and wildlife habitat areas. PCD

Public utility lines and facilities. Public utility towers and structures supporting power lines of fifty thousand volts potential and over, trunk telephone lines and supporting structures, sewer and water lines twelve inches or more inside diameter, natural gas pipe six inches or more inside diameter, sewer and water lift stations, telephone equipment buildings, and natural gas storage and distribution facilities. (See Article 4.xx: Public Utilities.) PCD

Public Utility Structures and Services. (Land use.) Structures and facilities necessary to provide the community with power, water, sewage disposal, telecommunications, and similar facilities and services. Public Utility Structures and Services are divided in the following categories: (See Article 4.xx: Public Utilities.) PCD

1. Intensive Utility Structures and Facilities. Public Utility structures and facilities that may have the potential to cause impacts from noise, lights, odors, or the use of hazardous materials, typical uses include electrical receiving or substations (over 60kV) sewage treatment facilities, and power generating facilities.
2. Minor Utility Structures. Minor structures such as water, sewer and gas pipelines and pump stations, telephone and electrical distribution lines (12kV or less), and drainage facilities. *(Need to clarify the range 13kV to 59kV as well as the 50 kV citation under "Public utility lines and facilities" above.)*

Radio Frequency (RF). Of, or pertaining to, any frequency within the electromagnetic spectrum normally associated with radio wave propagation. Cellular and Personal Communications Services (PCS) wireless networks operate in the 824-894 Megahertz range and the 1850-1990 Megahertz range respectively. (Ord. 4589, 2001.) (See Article 4.xx: Communication Facilities.)

Ranch marketing operation. Commercial activities including packing and processing of agricultural products and edible byproducts produced on the premises located within the A, agricultural, AE, exclusive agricultural, AP, Agricultural Preserve, and AG agricultural grazing zone districts. PCD

Ranch style lodging. A building or rooms within a building which are rented for sleeping purposes and where meals are provided to the renters at a common dining facility associated with a ranch marketing operation on lands located within the A, agricultural, AE, exclusive agricultural, AP, Agricultural Preserve, and AG, agricultural grazing zone districts. PCD *This is intended to correlate to “Agricultural Homestay” contained in the existing Ranch Marketing Ordinance 17.14.180, cross referenced with Section 113870(a)(2) of the Cal. Health and Safety Code.*

Rare plants or Pine Hill endemics. Plants found in serpentine or gabbroic soils that are considered rare, threatened or endangered on a state or federal list prepared under the Endangered Species Acts. On July 28, 1998, rare plants included the species listed below. Other plant species added to the state or federal lists in the future are automatically deemed to be included here, unless the county is notified by the DFG that the added species habitat requires modification of Ordinance #4500 and the provisions of chapter 17.xx. PCD

El Dorado bedstraw	Galium californicum ssp. sierrae
Laynes butterweed	Senecio layneae
Pine Hill ceanothus	Ceanothus roderickii
Pine Hill flannel bush	Fremontodendron californicum ssp. decumbens
Stebbins’ morning glory	Calystegia stebbinsii
Bisbee Peak rush rose	Helianthemum suffrutescens
El Dorado mule ears	Wyethia reticulata
Red Hills soaproot	Chlorogalum grandiflorum

Real Estate Sales Office. (See Article 4.xx: Real Estate Sales Office.) PCD

Recreation Facilities. (See Article 4.xx: Recreation Facilities.) PCD

Recreational vehicle. A motor home, travel trailer, truck camper, or camping trailer, with or without motive power, originally designed for human habitation for recreational or emergency occupancy with a living area of 320 square feet or less and bearing the state or federal insignia of approval for recreational vehicles. PCD

Recreational vehicle park. (Land use.) Land or premises under one ownership where one or more lots, spaces, or campsites are used or intended to be used by one or more campers utilizing recreational vehicles or tents, and where such lots, spaces, or campsites may be provided with water, sewer, and electrical hookups. PCD

Recycling collection facility. A facility or structure used for the collection of recycled material. Specific types of facilities are defined below: (See Article 4.xx: Recycling Facilities.) PCD *(The following provisions may belong in Article 4.)*

1. Reverse vending machines are mechanical devices that accept one or more types of empty beverage containers and issue a cash refund or redeemable coupon. Some machines will also dispense coupons and promotional materials. The machines identify containers by reading the bar code, scanning the shape, or by other methods;

2. Mobile recycling units which are properly licensed automobiles, trucks, trailers, or vans which are used for the collection of recyclable material such as aluminum, glass, plastic, and paper;
3. Small collection facilities that are no larger than five hundred square feet and are intended for collection only. They have room for limited day-to-day storage of material, and do not include power driven processing equipment except as part of reverse vending machines. Small collection facilities are usually located out-of-doors.

Research and Laboratories Services (Land use.) Establishments engaged in research, testing, scientific analysis, and product development, typical uses include soils and materials testing, electronics research, and pharmaceutical research laboratories. PCD

Residential Care Facility, Large. (Land use.) A dwelling where non-medical care is provided for seven or more persons on a 24-hour basis. PCD

Residential Care Facility, Small. (Land use.) A dwelling where non-medical care is provided for six or fewer persons on a 24-hour basis. PCD

Resource Protection and Restoration. (Land use.) Lands and management activities dedicated to the protection and conservation of natural resources, such as riparian corridors, wetlands, water recharge areas, and rare or endangered plant or animal habitat. PCD

Restaurant. (Land use.) Establishments engaged in the sale of prepared food and beverages for on-premise consumption, excluding those uses classified as Bars and Drinking Establishments. Typical uses include fast-food restaurants, sandwich shops, ice cream parlors, pizza parlors, and full-service restaurants. The sale of alcoholic beverages is secondary to the sale of prepared food. Restaurant use types are divided into the following categories: PCD

1. With Drive-through. Restaurants which contain one or more drive-up windows, and may contain seating.
2. Without Drive-through. Restaurants where food and beverages is ordered and served only at a table or walk-up counter.

Retail Sales and Service. (Land use.) Establishments engaged in the sale of goods and merchandise, excluding those uses classified under Animal Sales and Service, Automotive and Equipment, Building Supply Stores, Business Support Services, Food and Beverage Retail Sales, and Neighborhood Commercial. Typical uses include hardware stores, auto parts, bakeries, drug and discount stores, furniture stores, sporting goods, self-service laundries and dry cleaners. Retail Sales and Service use types are divided into the following categories: PCD

1. Indoor. Those retail sales and service establishments whose activities and merchandise are carried on and displayed entirely within a building.
2. Outdoor. Those retail sales and service establishments whose activities and merchandise are carried on and displayed entirely or partially outside of a building.

3. Temporary Outdoor Sales. The retail sales of merchandise displayed outside of a building or structure on a specified, temporary basis. Typical uses include Christmas tree sales and sidewalk or parking lot sales.

Riding Stables. (Land use.) The keeping of horses available for hire to the public, stables may also include arenas and training facilities but do not include use types categorized under Agricultural Use Types. PCD

Right to Farm. (See Article 4.xx: Right to Farm.) PCD

River Put-In- and Take-Out. (Land use.) Sites and facilities for the put-in and take-out of rafts, canoes, kayaks, and other non-motorized watercraft primarily on the South Fork of the American River which serve commercial outfitters or are open to the general public. PCD

Rooming and Boarding House. (Land use.) The renting of individual bedrooms within a dwelling by the property owner or other manager in residence to two or more persons, whether or not meals are provided. PCD

Salvage and Wrecking Yard. (Land use.) Establishments engaged in the dismantling of automobiles and other vehicles, equipment, machinery, appliances, and the storage, sale, or dumping of such material and other materials such as tires or scrap metal. PCD

Schools. (Land use.) Educational facilities and institutions including classrooms and associated administration offices, playgrounds, and assembly areas. Schools are divided into the following categories: PCD

1. Colleges and Universities. Institutions of higher education operated by a public or private agency granting associated arts degrees, certificates, undergraduate and graduate degrees, and requiring for admission at least at high school diploma or equivalent general academic training.
2. Elementary and Secondary, Private. Private and religious schools excluding those categorized under Specialized Education and Training.
3. Elementary and secondary, Public. Public elementary, middle, junior high and high schools serving grades K-12.

Second dwelling unit. (Land use.) A residential unit either attached or detached, with independent sleeping, cooking, and sanitation facilities, that is accessory to the primary residence on a single-family lot. (See Article 4.xx: Second Dwelling Units.) PCD

Self Storage (mini-storage). A building or group of buildings in a controlled access and fenced compound that contains varying sizes of individual, compartmentalized, and controlled access units, stalls, or lockers for the storage of customer's goods or wares. APA

Septic System. An on-site sewage disposal system, including any combination of septic tanks and leaching systems or areas, subject to the requirements of the El Dorado County Environmental Management Department. INT

Shade structure. Awnings, arbors, gazebos and similar structures used to provide shade, either attached to another structure or free-standing. PCD

Sign. A structure or device designed or intended to convey information to the public in written or pictorial form. PCD

Sign, free-standing. A sign supported by one or more poles, columns, or braces placed in or on the ground and not attached to any building or structure. PCD

Sign, monument. A sign consisting of display placed upon a monument made of stone, masonry, or other, similar material and where such monument is not an integral part of a building or wall. PCD

Sign, off-premises. A sign that advertises a use, product, or service conducted or available at a location other than the parcel on which the sign is located, or otherwise conveys a commercial message unrelated to an authorized activity on the parcel on which the sign is located. PCD

Sign, portable. A sign not permanently affixed to the ground or to a building, including any sign attached to or displayed on a vehicle that is used for the expressed purpose of advertising a use, product or service, when that vehicle is so parked as to attract the attention of the motoring or pedestrian traffic. PCD

Sign, projecting. A sign that is attached to and projects more than six inches from the wall or face of a building or structure. PCD

Sign, roof. A sign erected upon or attached to a roof or roof eave, parapet, or functional architectural appendage and extending above any portion of the roof. PCD

Sign, temporary. A sign intended for use for a limited period of time, including banners, balloons, flags, pennants and similar devices. PCD

Ski Area. (Land use.) Land areas and facilities to accommodate downhill (alpine) skiing and snowboarding, it includes ski lifts, day lodge, and restaurant facilities, but not overnight accommodations. PCD

Slaughterhouse. (Land use.) Establishments engaged in the commercial butchering of animals. PCD

Slope. The land gradient described as the vertical rise divided by the horizontal run and expressed in percent. GP

Snow play Area. (Land use.) Areas used for snow play without developed facilities such as rope tows or ski lifts. (See Article 4.xx: Snowplay Areas.) PCD

Special Events. (Land use.) Events such as weddings, parties, company picnics, birthdays, reunions, or other social gatherings where the owner of the property is compensated for the use of the site and facilities. (Ord. 4573, 2001.)

Special Events, Temporary. (Land use.) Events held outdoors in which more than 200 persons attend, whether or not for compensation, typical use include auctions, carnivals, rodeos, concerts, and religious revival meetings. PCD

Specialized Education and Training. Private establishments providing training or education programs where all activities are carried on inside a building, typical uses include vocational schools, drama, dance or music studios, language schools, and computer training centers. PCD

Special flood hazard area. An area having special flood or flood-related erosion hazards, as shown on the Flood Hazard Base Map (FHBM) or Flood Insurance Rate Map (FIRM) as Zone A, AD, A-30, AE, A99, AH, VO, V1-V30, VE or V. PCD

Specialized Industrial. (Land use.) Establishments engaged in activities that generate noise, vibration, odor, dust, or smoke that may extend beyond the confines of the property boundaries, or that do not clearly fit within another industrial use classification. PCD

Stable, commercial. A building or land where horses are kept for commercial use including boarding, hire, riding or show. (See Article 4.xx: Stables.) PCD

Stable, private. A building accessory to a primary residential use, used to shelter horses and other domestic farm animals for the exclusive use of the property owner or occupant. (See Article 4.xx: Stables.) PCD

Start of construction. The date the building permit was issued, provided the actual construction, repair, reconstruction, placement, or other improvement was within one hundred eighty days of the permit date. The actual construction means either the first placement of permanent construction of a structure on a site, such as the pouring of slab or footings, the installation of piles, the construction of columns, or any work beyond the stage of excavation; or the placement of a manufactured home on a foundation. For the purposes of floodplain management, permanent construction does not include land preparation, such as clearing, grading and filling; nor does it include the installation of street and/or walkways; nor does it include excavation for a basement, footing, piers, or foundations or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure. For other purposes, permanent construction shall include all of the above activities. PCD

Storage. (Land use.) A structure or group of structures generally containing small stalls or lockers rented as individual storage spaces. This use type does not include outside storage or motor vehicles, trailers, boats, or other equipment. (See Article 4.xx: Storage; See also self-storage/mini-storage) PCD

Substantial improvement. Any repair, reconstruction, or improvement to a structure, the cost of which exceeds fifty percent of the market value of the structure either:

- a. Before the improvement or repair is started; or
- b. If the structure has been damaged and is being restored, before the damage occurred. For the purposes of this definition, "substantial improvement" is considered to occur when the first alteration of any wall, ceiling, floor, or other structural part of the building commences, whether or not that alteration affects the external dimensions of the structure.

For the purpose of floodplain management, this term does not, however, include either:

- a. Any project for improvement of a structure to comply with existing state or local health, sanitary, or safety code specifications which are solely necessary to assure safe living conditions; or
- b. Any alteration of a structure listed on the National Register of Historic Places or a state or local inventory of historic places. PCD

Swimming Pool, Public. (Land use.) Publicly owned swimming pools and pools that are part of a private recreation facility operated by a homeowners' association as part of a subdivision. It does not include pools that are accessory to use types classified under Commercial Recreation. PCD

Tandem parking. Two or more parking spaces aligned end to end so that a vehicle occupying one space must move to access the second space. PCD

Temporary Mobile Home. (Land use.) A mobile home or manufactured home placed on a lot as a temporary dwelling unit, accessory to a primary residence on a single family lot. (See Article 4.xx: Mobile Homes.) PCD

Temporary Uses and Events. (See Article 4.xx: Temporary Uses and Events.) PCD

Tennis Courts, Public. (Land use.) Publicly owned tennis courts and tennis courts that are a part of a private recreation facility operated by a homeowners' association as a part of a subdivision. It does not include tennis courts that are accessory to use types classified under Commercial Recreation. PCD

Timberland. Land designated in the El Dorado County General Plan as Natural Resources or land zoned TPZ, including but not limited to BLM and Forest Service lands. INT

Timber. (Land use.) The growing and harvesting of trees, whether planted or of natural growth, standing or down, including Christmas trees and nursery stock for restocking commercial forest land. ORD: 17.44.030.A

Timber Production Zone Criteria. (See Article 4.xx: Timber Production Zone Criteria.) PCD

Top of bank. (See Article 3:xx: Setbacks Requirements.) INT

Tower, communications. A free-standing lattice work structure, pole, monopole, or guyed tower used to support antennae. (Ord. 4589, 2001.) (See Article 4.xx: Communication Facilities.)

Trail Head Parking or Staging Area. (Land use.) Parking lots, restrooms, and similar facilities for the convenience of hikers, equestrians, cyclists, and skiers at a trail head or crossing of a trail and public road. PCD

Undevelopable land. Land that cannot be developed consistent with regulatory limitations, that is not suitable as a location for structures and infrastructure, and that cannot be developed free of hazards to and without disruption of or significant impact on natural resources. Undevelopable land includes specific areas where topographic, geologic, and/or surficial soil conditions indicate a significant danger to future occupants and a liability to the County, specifically land which

exceeds thirty percent (30%) in slope gradient, bodies of water, and designated wetlands. Undevelopable land shall also include land which is inaccessible due to topographic or other physical constraints. PCD

Use, accessory. A use incidental and accessory to the principal use of a lot or a building located on the same lot. PCD

Vacation Home Rental: (Land use.) See Lodging facilities

Vehicle, heavy commercial. Vehicles used for commercial purposes that typically exceed the size and weight of passenger vehicles, and generate additional noise. For guidance, these vehicles include, but are not limited to tow trucks, dump trucks, truck tractors with or without semitrailers, flat bed trucks over one ton load capacity, fork lifts, front end loaders, backhoes, logging vehicles, graders, bulldozers, and other similar construction equipment. Heavy commercial vehicles do not include pickup trucks (one ton load capacity or less.) PCD

Vehicle Repair and Storage. (See Article 4.xx: Vehicle Repair and Storage.) PCD

Wells. (Land use.) Private water well used for domestic consumption or irrigation use for residential or agricultural purposes. PCD

Wet Bar. A single bar-sized sink with minimal cabinets and counters. A wet bar shall not include a gas or electric range, stove top and/or oven (not including a microwave oven), a refrigerator in excess of 5 cubic feet in size, or a standard-sized kitchen sink. TRPA

Wetland. Land that qualifies as jurisdictional wetlands by displaying hydric soils, hydrophilic plants, and wetlands hydrology as defined by the U.S Army Corps of Engineers. Wetlands include those areas that are inundated or saturated by surface water or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas. INT

Wholesale Distribution. (Land use.) Establishments engaged in wholesaling, storage, warehousing, and bulk sale distribution. It does not include uses classified under Equipment and Materials Storage Yard. PCD

Wineries. (Land use.) Facilities producing and bottling wine. Wineries are divided into the following categories. (See Article 4.xx: Wineries.) PCD

1. Production facilities. Only those facilities used for production and bottling without tasting room and accessory sales facilities.
2. Tasting Room. Facilities for wine tasting and retail sales of wine and other incidental goods, but not including restaurant uses or other dining facilities.

Workshop, private. An accessory structure used for non-commercial purposes which contains tools and facilities for woodworking or similar hobby, art, or craft activities. PCD

DEFINITIONS (Interim Guidelines for Policy 7.3.3.4 – riparian setbacks)

Enhance: To improve existing conditions by increasing the quantity or quality of uses or features identified as desirable.

Environment: The physical conditions which exist within the area which may be affected by a proposed project, including land, air, water, mineral, flora, fauna, noise and objects of historic or aesthetic significance.

Habitat: The physical location or type of environment in which an organism or biological population lives or can be found.

Intermittent Stream: A stream that normally flows for at least thirty days after the last major rain of the season and is dry the remainder of the year, not including manmade drainage. Intermittent streams do not include ephemeral watercourses.

Lake: Any natural or manmade body that impounds water year round under normal conditions. In identifying the high water mark on manmade lakes controlled by dams, the maximum spillway elevation will be used.

Natural Communities: A general term for an assemblage of naturally-occurring plants and animals coexisting together in a common area that is relatively undisturbed and un-fragmented and that is self-perpetuating. These communities are generally comprised of a variety of plant and animal species that have evolved together over time in a specific location or region as a result of complex interactions among climate, soils, hydrology, topography, fire, vegetation, wildlife, and human interaction.

Natural State: The condition existing prior to development, modification, or disturbance.

Ordinary High Water Mark (OHWM): The line on the shore in non-tidal areas established by the fluctuations of water and indicated by physical characteristics such as a clear, natural line impressed on the bank, shelving, changes in the character of soil, destruction of terrestrial vegetation, the presence of litter and debris, or other appropriate means that consider the characteristics of the surrounding area.

Perennial Stream or River: Any watercourse that is either shown on the USGS 7.5 minute topographic quadrangle map series as a solid blue line or under normal conditions flows year round.

Rare or Endangered Species: A species of animal or plant is considered to be “endangered” when its prospects for survival and/or reproduction are in immediate jeopardy from one or more causes. Includes plant or animal species listed in: (1) *Sections 670.2 or 670.5, Title 14 of the California Administrative Code*; or (2) *Title 50, Code of Federal Regulations, Section 17.11 or Section 17.2*, pursuant to the Federal Endangered Species Act designating species as rare, threatened or endangered.

Significant Effect: A substantial, or potentially substantial, adverse change in any of the physical conditions within the area affected by the project including land, air, water, minerals, flora, fauna, ambient noise, and objects of historic or aesthetic significance.

Substantial: Considerable in importance, value, degree, or amount.

Top of Bank: The visible high water mark of any lake, stream, or other body of water where the presence and action of the water are so common and usual and so long continued in all ordinary years as to mark upon the soil.

VegCAMP: A program administered by the State of California Department of Fish and Game that establishes protocols for classifying and mapping vegetation.

Watercourse: Natural or once naturally flowing (perennially or intermittently) water, including rivers, streams, and creeks. Includes natural waterways that have been channelized, but does not include human-made channels, ditches, and underground drainage and sewer systems. Also called a “waterway.”

Wetlands: Land that qualifies as jurisdictional wetlands by displaying hydric soils, hydrophilic plants, and wetland hydrology as defined by the U.S. Army Corps of Engineers. Wetlands include those areas that are inundated or saturated by surface water or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs and similar areas. (33 CFR 328.3(b); 40 CFR 230.3(t))

DEFINITIONS (Interim Guidelines for Policy 7.4.4.4 – tree canopy protection)

1:1 Woodland Replacement (Replacement Land Area/Replacement Tree/Replacement Acorn-Density Ratio): Replacement of removed tree canopy shall be at a 200 trees (saplings or one gallon trees) per acre density or as recommended by a qualified professional. Replacement is subject to intensive to moderate management¹ and 10 to 15 years of monitoring, respectively. The survival rate shall be 90 percent as specified in the approved monitoring plan for the project, prepared by a qualified professional. Acorns may be used instead of saplings or one gallon trees. If acorns are used, they shall be planted at a 3:1 ratio as determined by the tree replacement formula² The replacement is as follows:

- Replacement replanting from saplings or one-gallon trees, that are locally sourced, shall follow this formula for ratios:

(Replacement Area in acres) x 200 trees per acre = the total number of replacement trees to be replanted

- Replacement replanting by acorn shall be from locally-sourced acorns (acorns gathered locally). The replacement ratio by acorn replanting shall be obtained by the following formula:

(Replacement Area in acres) x (200 trees per acre) x (3 acorns per tree) = the total number of acorns to be replanted

¹ Management intensity assumes that 10 years after planting 1 year old saplings that trees that have been nurtured with high management intensity will be on average 2 inches DBH with 90 percent survival; moderate management intensity will result in trees that are on average 1.5 inches DBH with 85 percent survival. See Standiford et al 2002.

² McCreary DD. 2001. *Regenerating rangeland oaks in California*. Berkeley (CA): University of California, Agriculture and Natural Resources. Communication Services Publication #21601. 62 p.

Agricultural Conversion: As defined by General Plan Policy 7.1.2.7.

Agricultural Cultivation/Operations: As defined by General Plan Policy 8.2.2.1.

Agricultural Lands: As defined by General Plan Policies 2.2.1.2 and 8.1.1.8, and further, Policy 8.2.2.1.

Arborist: A person certified by the International Society of Arboriculture (I.S.A.) or other recognized professional organization of arborists that provides professional advice and licensed professionals to do physical work on trees in the County.

Biological Resources Study and Important Habitat Mitigation Program: The Biological Resources Study is an evaluation of a project site that quantifies the amount of important habitat, by habitat type, and addresses the potential for the project to adversely affect important habitat through conversion or fragmentation. The Important Habitat Mitigation Program identifies options that would avoid, minimize, or compensate for impacts on important habitats in compliance with General Plan policies 7.4.4.4 and 7.4.5.2, including a monitoring and reporting component (General Plan 2004 Measure CO-U). The Important Habitat Mitigation Program includes components which address “Certified Arborist Reports” and “Tree Protection Plans”. The Biological Resources Study and Important Habitat Mitigation Program shall be prepared by a qualified professional. See separate guidelines for detailed requirements.

CDF: California Department of Forestry.

Construction/Disturbance Area: Any area in which movement of earth, alteration in topography, soil compaction, disruption of vegetation, change in soil chemistry, and any other change in the natural character of the land occurs as a result of site preparation, grading, building construction or any other construction activity.

Diameter at breast height (Dbh): The measurement of the diameter of the tree in inches, specifically four (4) feet six (6) inches above natural grade on the uphill side of the tree. In the case of trees with multiple trunks, the diameter of all stems (trunks) at breast height shall be combined to calculate the diameter at breast height of the tree.

Fire Safe Plan: Defined by the El Dorado County Department of Forestry Guidelines (http://www.co.el-dorado.ca.us/building/PDF/Booklets/Fire_safe_regs.pdf), and the CDF General Guidelines for Creating Defensible Spaces (http://www.bof.fire.ca.gov/pdfs/4291finalguidelines2_23_06.pdf), and as defined by Goal 6.2 Fire Hazards of the Public Health, Safety, and Noise element of the General Plan.

Given Unit of Land: The land contained within the project site. If the project site, prior to any proposed land division, is comprised of multiple parcels, the parcels may be treated as a single given unit of land for the purpose of calculating oak canopy cover and retention requirements.

Habitat: The physical location or type of environment in which an organism or biological population lives or can be found (General Plan 2004).

Heritage trees: Trees planted by a group or individuals or by the City or the County in commemoration of an event or in memory of a person figuring significantly in history (General Plan 2004).

Important Habitat: Defined as habitats that support important flora and fauna, including deer winter, summer, and fawning ranges and migration routes; stream, river, and lakeshore habitat; fish spawning areas; seeps, springs, and wetlands; oak woodlands; large expanses of native vegetation; and other unique plant, fish, and wildlife habitats generally located within or adjacent to designated Ecological Preserves, the Important Biological Resource Corridor Overlay, or in other locations otherwise recognized as being important habitat by Federal, State or County agencies.

Landmark Tree: Trees whose size, visual impact or association with a historically significant structure or event has led the government to designate them as landmarks (General Plan 2004).

Licensed engineers and land surveyors: Professionals that are licensed by the California Board for Professional Engineers and Land Surveyors.

Oak Canopy Cover: The area directly under the live branches of the oak trees, often defined as a percent, of a given unit of land.

Oak Woodlands: A given unit of land, with one or more groupings of live trees, where the dominant species (i.e. a plurality) of the live trees within the groupings are native oaks (genus quercus). “Stand” means a group or groupings of trees.

Oak woodlands with oak tree canopy coverage of less than 10 percent of the project site for parcels one acre or less in size, or oak woodlands with oak tree canopy coverage of less than 1 percent on parcels of land that are more than one acre in size, are **not** subject to the oak tree canopy cover retention requirements of Policy 7.4.4.4 Option A.

Protected Trees: Trees of the genus quercus (oak trees), landmark, and heritage trees, which are subject to County review pursuant to General Plan Policies 7.4.4.4, 7.4.5.1, and 7.4.5.2.

Qualified Professional: An arborist certified by the International Society of Arborists, a qualified wildlife biologist, or a registered professional forester (RPF).

Qualified Wildlife Biologist: A professional with a BA or BS or advanced degree in biological sciences or other degree specializing in the natural sciences; professional or academic experience as a biological field investigator, with a background in field sampling design and field methods; taxonomic experience and knowledge of plant and animal ecology; familiarity with plants and animals of the area, including the species of concern; and familiarity with the appropriate county, state, and federal policies and protocols related to special status species and biological surveys.

Registered Professional Forester (RPF): A Registered Professional Forester (RPF) is a person licensed by the State of California to perform professional services that require the application of forestry principles and techniques to the management of forested landscapes. RPFs have an understanding of forest growth, development, and regeneration; soils, geology, and hydrology; wildlife and fisheries biology and other forest resources. RPFs are also trained in fire management and, if involved in timber harvesting operations, have expertise in both forest road

design and application of the various methods used to harvest timber (California Licensed Foresters Association).

Removal: The physical destruction, displacement or removal of a tree, or portions of a tree caused by poisoning, cutting, burning, relocation for transplanting, bulldozing or other mechanical, chemical or physical means.

Replacement: See 1:1 Woodland Replacement definition.

Sensitive Habitat: In El Dorado County, this includes the following habitat types: montane riparian, valley-foothill riparian, aspen, valley oak woodland, wet meadow, and vernal pools (General Plan EIR).

Tree Survey, Preservation, and Replacement Plan: A plan that identifies trees at the project site, shows how specific trees shall be protected during development and related work, and includes any required mitigation measures and ensures viability of trees after construction. A Tree Survey, Preservation, and Replacement Plan is a stand-alone report, and is also included as part of an Important Habitat Mitigation Program. The plan shall be prepared by a qualified professional. See separate guidelines for requirements.

Woodland Habitats: Biological communities that range in structure from open savannah to dense forest. In El Dorado County, major woodland habitats include blue oak-foothill pine, blue oak woodland, montane hardwood, montane hardwood-conifer, and montane riparian.

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