

A —

Accessory Dwelling Unit (ADU)

An accessory dwelling unit (ADU) is a self-contained housing unit with a separate entrance and kitchen that functions independent from the principal residence on-site. ADUs are often seen as a form of affordable housing, as the units are subordinate in size to the principal residence and, therefore, less expensive. These units also help to create more infill and density within Community Areas.

Accessory Use

An accessory use is a use of land that is subordinate to and customarily a part of a principal permitted use. An accessory use is clearly incidental and secondary to an existing principal use and does not change the character of the principal use. It is located on the same parcel as the associated principal use unless otherwise specified for a particular accessory use.

Acres, Gross

The entire acreage of a lot, including all easements and rights of way, calculated to the centerline of proposed bounding streets and to the edge of the right-of-way of existing or dedicated streets.

Adaptive Management

A process combining democratic principles, scientific analysis, education, and institutional learning to increase our understanding of ecosystem processes and the consequences of management interventions, and to improve the quality of data upon which decisions must be made (the Ecological Society of America 1996).

Affordable Housing

Affordable housing means those residential projects, for rent or sale, which are intended for and permanently restricted to households of very low, low, and moderate income, which meet the following qualifications:

- 1) A rental project for very low income households (income up to 50% of Housing and Urban Development (HUD) median household income for Monterey County) where the unit has a monthly contract rent less than or equal to 30% of 50% of the HUD median household income adjusted for household size; or

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- 2) A rental project for low income households (income between 50% and 80% of Housing and Urban Development (HUD) median household income for Monterey County) where the unit has a monthly contract rent less than or equal to 30% of 70% of the HUD median household income adjusted for household size; or
- 3) A project for sale to low income households (income between 50% and 80% of Housing and Urban Development (HUD) median household income for Monterey County) where the units are for sale to households with incomes not more than 80% of the HUD median income for Monterey County. The average price of the unit will be based on the affordability of such a unit to a four person household earning 70% of the Monterey County median income as defined by HUD; or
- 4) A project for sale to moderate income households (income between 80% and 120% of Housing and Urban Development (HUD) median household income for Monterey County) where the units are for sale to households with incomes not more than 120% of the HUD median income for Monterey County. The average price of the unit will be based on the affordability of such a unit to a four person household earning 100% of the Monterey County median income as defined by HUD; or
- 5) Any combination of the above.

Agricultural Lands

Monterey County's largest industry is commercial agriculture. "Agricultural Lands," as designated in this General Plan, are, in fact, a special type of "industrial" land. They combine the best soils, favorable growing climate, large landholdings, and generally adequate water supplies. Because of these factors, "Agricultural" lands are uniquely able to support long-term commercial agricultural production, ranging from intensive row crop farming to less intensive livestock grazing. As these lands are at the foundation of the local economy, they are given strong protection in this General Plan.

Agriculturally Related

Related to the production of crops and livestock for food and other purposes.

Air Quality

A measure of health and visibility-related characteristics of air derived from quantitative measurements of the concentrations of injurious or contaminating substances in the air.

Definitions

Airport Land Use Commission

A commission to assist local agencies in ensuring compatible land uses in the vicinity of airports.

Airport Land Use Compatibility Plans

Required plans for all public use airports.

ANCLUC Standards

Airport Noise Control and Land Use Compatibility Standards (ANCLUC) are standards established as part of an Airport Noise Control and Land Use Compatibility Study, which address noise abatement measures and compatible land uses for properties adjacent to county airports.

Ambient Air Quality

Existing air quality for an air basin or sub-basin.

Ambient Noise

The composite of noise from all sources near and far. In this context, the ambient noise level constitutes the normal or existing level of environmental noise at a given location.

Annexation

Annexation means the annexation, inclusion, attachment or addition of territory to a city or district.

Aquaculture

This is the culture and husbandry of aquatic organisms, including, but not limited to fish, shellfish, mollusks, crustaceans, kelp and other algae.

Aquifer

An underground, water-bearing layer of earth, porous rock, sand, or gravel, through which water can seep or be held in natural storage. Aquifers generally hold sufficient water to be used as a water supply.

B —

Definitions

Base Flood (100-Year Flood)

In any given year, a 100-year flood that has a one percent likelihood of occurring and is recognized as a standard for acceptable risk.

Bed and Breakfast Facility

An establishment providing overnight accommodations and a morning meal by people who rent rooms in their homes. Rent or rental fee can include any form of remuneration including cash, goods or services, barter, or forgiveness of debt. New bed and breakfast facilities shall not exceed 5,000 square feet.

Berm

A mound of earth or shoulder along a road or other linear geographic feature.

Board of Supervisors

The governing body of the County and certain special districts and other governmental agencies.

Buildable Parcel

A “buildable parcel” is a legal lot of record that meets all the standards of this General Plan, and the County’s zoning building ordinances, to permit the construction of a single family residential structure, or another structure as permitted in the zoning district in which the parcel is located.

Building Envelope

An area within a parcel of land that is either free of constraining features or restrictions for human development, such as critical habitat, or setback requirements or hazardous conditions, or has the means to be able to offset, mitigate or minimize these constraints consistent with this General Plan.

Building Site

A parcel of land occupied or intended to be occupied by a main structure and accessory structures and uses, including such open spaces as are provided or are intended to be used in connection therewith or are required by this General Plan and/or other governing regulations.

Bulk Hauled Water Supply

A source of water supply for a domestic water system that is transported in a licensed vehicle.

C –

California Department of Conservation

A state government department within the Resources Agency that oversees the monitoring, mapping and protection of the state's agricultural land, among other purposes.

California Department of Transportation (CALTRANS)

A state agency responsible for the design, construction, maintenance, and operation of the California State Highway System, as well as that portion of the Interstate Highway System within the state's boundaries. Alone and in partnership with Amtrak, CALTRANS is also involved in the support of intercity passenger rail service in California.

California Environmental Quality Act (CEQA)

Means the State statutes and guidelines enacted by the California legislature in 1970 as amended (Public Resources Code Section 21000, et seq.), which contains procedures for conducting environmental review for projects.

Caretaker Unit:

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

Cities

As used in this General Plan, cities represent one of the five major land use classifications and comprise the twelve incorporated jurisdictions within Monterey County. Wherever practicable, future residential, industrial, and commercial development in Monterey County shall occur within city boundaries where infrastructure is available to accommodate growth and away from rural areas where agriculture, land-dependent resource activities, natural resources and open space recreation predominate. The County shall actively work with the cities and LAFCO

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to promote orderly, efficient, compact, urban development patterns as cities expand into unincorporated areas to accommodate future growth.

Cluster development

Development where lots are grouped or “clustered” together, rather than spread evenly throughout a parcel as in a conventional subdivision.

Community Areas

Unincorporated lands that are served by, or will be served by a full range of urban services. Planned Community Areas are the unincorporated communities of Pajaro, Castroville, Boronda, Fort Ord and Chualar. Together with existing lots of record, Pajaro, Castroville, Boronda and Fort Ord are located and sized to accommodate the full share of the 20 year population projections for the unincorporated portion of the County. Development of Chualar will provide additional land for development beyond that needed to accommodate growth in the unincorporated County. Prior to Redevelopment and Community Plan adoption, land use designations within Community Areas are: CA-residential and CA-commercial. Where a redevelopment and community plan has been adopted, land use designations in these plans shall apply to the Community Area.

Community Noise Equivalent Level (CNEL)

A 24-hour energy equivalent level derived from a variety of single-noise events, with weighting factors of 5 and 10 dBA applied to the evening (7 PM to 10 PM) and nighttime (10 PM to 7 AM) periods, respectively, to allow for the greater sensitivity to noise during these hours.

Concurrency

Concurrency is a finding that public facilities and services necessary to support a proposed development project are available, or will be made available, concurrent with the impacts of the development.

Conventional Subdivision

A standard type of subdivision where lots are spread evenly throughout a parcel, as opposed to a Cluster Subdivision where lots are grouped together.

Cottage Industry

An industry where the creation of products and services is home-based, rather than factory based. Such businesses are conducted primarily by the residents on-site and involve the manufacturing of artistic, handicraft or other craft items. Winery cottage industries are limited to wine production for personal or family use and not for sale,

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consistent with the Alcohol, Tobacco and Firearms (ATF) definition of “personal use” (per ATF Title 21, Subchapter A, Section 24.75).

Critical Viewshed

The composite area in the Big Sur Planning Area visible from Highway 1 and major public viewing areas.

Cultural Resources

Properties such as landscapes or districts, sites, buildings, structures, objects, or cultural practices that are usually greater than 50 years of age and possess architectural, historic, scientific, or other technical value. By their nature, cultural resources are non-renewable.

Cumulative Impacts

Cumulative impacts refer to two or more individual effects which, when considered together, are considerable or which compound or increase other environmental impacts.

Cumulative Substantial Improvement Rule

The ten-year cumulative substantial improvement rule means that substantial improvement determinations must count the cumulative cost of improvements, modifications, and additions to existing buildings, and all reconstruction/repairs to damaged buildings over a ten-year period.

D —

Daily Vehicle Miles of Travel (VMT)

The average number of miles traveled daily (24-hour) on a particular road system.

Density

The measure of the ratio of population to the area of land occupied by that population, which may be expressed as dwelling units per acre, families per acre, or persons per acre.

Density Bonus

Definitions

The allocation of development rights that allows a parcel to accommodate additional square footage or additional residential units beyond the maximum for which the parcel is zoned.

Developable Land

Land that is suitable as a location for structures, consistent with the policies contained in this General Plan.

Development

"Development" means on, in, over, or under land or water, the placement or erection of any solid material or structure; discharge of any dredged material or of any gaseous, liquid, solid, or thermal waste; grading, removing, dredging, mining, or extraction of any materials; change in the density or intensity of use of land, including, but not limited to, subdivisions pursuant to the Subdivision Map Act (Division 2 (commencing with Section 66410) of Title 7 of the Government Code), and any other division of land including lot splits, except where the land division is brought about in connection with the purchase of the land by a public agency for public recreational or fish and wildlife uses or preservation; construction, reconstruction, demolition, or alteration of the size of any structure, including any facility of any private, public, or municipal utility; and the removal or harvesting of major vegetation other than for agricultural purposes. "Development" does not include any farming and ranching activities, as specified in subdivision (e) of Section 3482.5(e) of the Civil Code, or defined as a "routine and ongoing" agricultural activity in this General Plan.

Development Credit:

An entitlement to build a single-family dwelling that may be exercised only by transferring it to a different parcel of land from the one on which it originated by operation of County law.

Development Right

The right to develop land in a certain manner, consistent with any applicable and constitutionally legitimate regulation or requirement which either has been or may be imposed by any agency of government. Development rights provide the legal basis for property use and development.

Discretionary Permit

A permit for a development project which requires the exercise of judgment or deliberation when the public agency or decision making body decides to approve or disapprove a particular activity, as distinguished from situations where the public

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agency or body merely has to determine whether there has been conformity with applicable statutes, ordinances or regulations.

Dwelling Unit

Dwelling unit means a dwelling or portion thereof used by one family and containing only one kitchen.

E –

Easement, Conservation

A deeded legal restriction on the development or other use of land for the purpose of conserving and protecting natural resources, voluntarily granted or sold by a landowner to a nonprofit conservation organization or government agency.

Easement, Scenic

A conservation easement for the purpose of protecting the view to or from a parcel of land.

Environmental Impact Report (EIR)

Environmental Impact Report,” or “EIR,” means a detailed statement setting forth the matters specified in California Public Resources Code Sections 21100 and 21100.1, as fully defined in Public Resources Code Section 21061

Exempt Housing Projects

For the purposes of this General Plan, the following projects are “exempt projects”:

1. Single family homes on legal lots of record.
2. Farm labor housing projects constructed consistent with state law, and specifically including any redevelopment, renovation, and improvement of existing Farm Labor camps, as long as such redevelopment, renovation, and improvement remains within the physical boundaries of the existing site.

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3. Projects under ten acres in size which provide a minimum of 10% very low, 20% at median (not more than 100% AMI), 20% moderate (100-120% AMI) and no more than 20% Workforce I and 10% Workforce II housing, and in which the remaining 20% of units are either moderate or below moderate.
4. Projects over 10 acres in size which provide a mix of rental and for-sale housing, and which provide a minimum of 20% very low, 10% low (defined as not more than 60% AMI), 15% median (not more than 100% AMI), 15% moderate, and 40% Workforce housing, with not more than 25% of the total units in Workforce II housing.

All exempt projects except single family homes on legal lots of record and farm labor housing projects constructed consistent with state law must also:

- Be located within a Community Area identified in the General Plan.
- Provide one or more of the following amenities, open to public use: public open space or recreation space, a community center, a community garden, day care facilities, after school centers, or a senior center.
- Provide adequate public services and facilities to serve the project including availability of public water and sewer.
- Be of demonstrably high quality design.

F —

Farmworker Housing

A single- or multi-family dwelling used exclusively for the purpose of housing or sheltered employees of an agricultural operation or agribusiness.

Farmland of Local Importance

As defined by the state Department of Conservation, land of importance to the local agricultural economy as determined by each county's board of supervisors and a local advisory committee.

Farmland of Statewide Importance

As defined by the state Department of Conservation, farmland similar to Prime Farmland but with minor shortcomings, such as greater slopes or less ability to store

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soil moisture. Land must have been used for irrigated agricultural production at some time during the previous four years.

Fault

A fault is a fracture in the crust of the earth along which rocks on one side have moved relative to those on the other side. Most faults are the result of repeated displacement over a long period of time.

Fault, Active

A fault that has moved in recent geological time (Holocene age) and which is likely to move again in the relative near future. Active fault means a fault along which there has been displacement during the last 11,000 years.

Fault, Inactive

Inactive fault means a fault along with there has been no major displacement for more than Three million years.

Feasible

Capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, social, and technical factors.

Flooding

The accumulation of water within a water body and the overflow of excess water onto adjacent floodplain lands, including several types; riverine (overflow from a river, channel, flash floods, alluvial fan floods, and dam-break floods), local drainage or high groundwater levels, fluctuating lake levels, coastal flooding, debris flows, and subsidence.

Floodplain, 100-Year

The land adjacent to a river corridor or other water body that would be covered by water during a 100-year flood event, as mapped by the Federal Emergency Management Agency (FEMA). A 100-year flood event has a 1% probability of occurring during any given year.

Floodway

The channel of a river and a portion of the floodplain that carries most of the flood flow. The National Flood Insurance Program (NFIP) definition of floodway is “the channel of a river or other watercourse and adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one foot.” NFIP regulations, adopted in local ordinances,

Definitions

require that floodways be kept open so that flood flows are not obstructed or diverted onto other properties.

Floor Area Ratio (FAR)

The gross floor area permitted on a site divided by the total net area of the site, expressed in decimals to one or two places.

G –

Geologic Hazard Zones

Areas where new construction and development is either prohibited or restricted, in order to protect public health and safety. Geologic Hazard Zones include Earthquake Fault Zones, Relative Landslide Susceptibility Zones, and Relative Liquefaction Susceptibility Zones, defined as follows:

Earthquake Fault Zones

The following areas in the fault GIS database are designated as State of California Earthquake Fault Zones: a zone 500 feet on each side of the San Andreas Fault. The following additional areas shall be defined as County of Monterey Earthquake Fault Zones: zones 500 feet wide on each side of faults shown as Holocene age (including the late Quaternary Reliz/Rinconada Fault). See Map 16.

Relative Landslide Susceptibility Zones

Relative Landslide Susceptibility Zones identify areas where the stability of hill slopes must be evaluated, and countermeasures undertaken in the design and construction of buildings for human occupancy. See Map 17.

Relative Liquefaction Susceptibility Zones

Definitions

Relative Liquefaction Susceptibility Zones identify areas where the stability of foundation soils must be investigated, and countermeasures undertaken in design and construction of buildings for human occupancy. See Map 18

Grazing Land

As defined by the state Department of Conservation, land on which the existing vegetation is suited to the grazing of livestock.

Groundwater

All water found below the surface of the ground.

Groundwater Recharge

The natural process of infiltration and percolation of rainwater from land areas or streams through permeable soils into water-holding rocks that provide underground storage.

Guesthouse

Guesthouse means an attached or detached living quarters of a permanent type of construction lacking internal circulation with the main dwelling, without kitchen or cooking facilities, clearly subordinate and incidental with the main structure, on the same lot, and not be rented, let or leased, whether compensation is direct or indirect.

H —

Hazardous Trees

Trees that are diseased, injured, or in danger of falling and damaging an existing or proposed structure, or creates an unsafe vision clearance, or likely to promote the spread of insect or disease.

Hazardous Waste

Hazardous materials that no longer have practical use, such as substances that have been discarded, spilled, or contaminated, or that are being stored temporarily prior to proper disposal.

HCD

The State Department of Housing and Community Development.

Definitions

Historic Resource

A building, structure, object, site or district that can lead to a greater understanding or appreciation of the past.

I –

Impact Fee

A fee levied on a developer as compensation for otherwise un-mitigated impacts the project will generate.

Impervious Surface

Surface through which water cannot penetrate, such as a roof, road, sidewalk, and paved parking lot.

Inclusionary Housing Program

A program which requires certain new residential development projects to contribute to the provision of housing for very low, low and moderate income households. The County's current Inclusionary Housing Program is contained in Chapter 18.40 of the Monterey County Code.

Inclusionary Unit

A dwelling unit that is required by a development permit approval to mete the affordability and occupancy limits under Chapter 18.40 of the Monterey County Code.

Infrastructure

The various systems and facilities needed to support the operation of a community (e.g. sewer, water, storm drainage, electrical and communications lines, etc.).

Intelligent Transportation Systems

Information technology applied within regional transportation networks to facilitate the movement of goods and people. Examples include signal preemption and variable message signing.

Intermittent Stream

A stream that flows during a portion of the year only, generally during the wet season.

Invasive Plant Species

An exotic or native plant species that is absent in undisturbed conditions, but will invade and often displace the original vegetation under conditions of disturbance including continued overuse. The term is most commonly used in connection with exotic or introduced species.

J –

Joint Powers Authority

A legal arrangement that enables two or more units of government to share authority in order to plan and carry out a specific program or set of programs that serves both units.

K – L

Land Use Advisory Committee (LUAC)

A citizen committee, appointed by the Planning Commission, representing a specific geographic area of Monterey County and whose purpose is to review and make recommendations on legislative matters related to land use planning and discretionary planning permits pertaining to their area.

Landmark Trees

Landmark trees are those having a trunk diameter more than 24 inches measured above the ground at 2 feet, visually or historically significant to an area or, exemplary of its species, or more than 100 years old.

Landslide

The downhill movement of rock and soil on unstable slopes.

Level of Service (LOS)

Definitions

Standard used by government agencies to measure the quality or effectiveness of a public service, such as sheriff, fire or ambulance services, or the performance of public infrastructure, such as a street or highway.

Level of Service, Road

A scale that measure the amount of traffic that a roadway or intersection can accommodate, based on such factors as speed and travel time, freedom to maneuver, traffic interruptions, comfort and convenience.

Local Agency Formation Commission (LAFCO)

A state mandated commission within Monterey County that reviews and evaluates all proposals for formation of special districts, incorporation of cities, annexation to special districts or cities, consolidation of districts, and merger of districts with cities.

Lot – Legal Lot

A “legal lot,” sometimes called a “legal lot of record,” and sometimes called a “legal parcel,” is a subdivided unit of land that has been legally created under the provisions of the Subdivision Map Act, when the owner of that unit of land can demonstrate that it was so created. The burden of proof to demonstrate that a unit of land is a “legal lot” is always upon the owner of the land, and not upon the County.

Lot Line Adjustment:

“A lot line adjustment” is an adjustment approved by the County between four or fewer existing and adjoining legal parcels, where the land taken from one parcel is added to an adjoining parcel, and where a greater number of parcels than originally existed is not thereby created. All lot line adjustments must conform to the County General Plan and zoning and building ordinances, and the lot line adjustment process shall not be used to create additional buildable parcels.

Lot Merger

The merging of contiguous lots into a lesser number of lots than originally existed.

M –

Major Land Use Classification

Definitions

A general description of the type and intensity of land uses allowed on lands throughout the unincorporated area of the County. Each land use classification is shown on Map 2.

Mineral Resource Zones, Category 2 (MRZ-2)

Areas where adequate information indicates significant mineral deposits are present, or where it is judged that a high likelihood exists for their presence.

Minor Subdivision

Subdivision of land into four (4) or fewer parcels.

Mitigation

The actions taken to avoid or minimize impacts.

N —

No Net Loss

Means that loss of any critical habitat or species is mitigated with one or a combination of actions to a level of non-significance.

Noise Contours

Lines drawn about a noise source indicating equal levels of noise exposure.

Nonconforming Uses

The occupation and use of a property in a fashion that is contrary to the General Plan policies and zoning regulations applicable to the property.

Noxious Weeds

A noxious weed is a plant that has been defined as a pest by law or regulation.

O —

Open Space Land

Definitions

Defined in statute as any parcel or area of land or water that is essentially unimproved and devoted to open-space use (Govt. Code Section 65560(b)). Open space lands include lands that have been designated for the management and protection of natural resources, outdoor recreation, health and safety, and scenic beauty.

Overdraft

The quantity of water pumped in excess of the safe yield; the act of overdrafting a water supply or aquifer in amounts greater than replenishment; the sustained extraction of ground water from an aquifer at a rate greater than its recharge.

P —

Planning Area

One of the geographic subregions of Monterey County, as specified in this General Plan (See Map 9).

Planning Commission

The Commission established by the Board of Supervisors of Monterey County pursuant to provisions in the State Planning and Zoning Law (Government Code Section 65100 et. seq.).

Preservation

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

Prime Farmland

As defined by the state Department of Conservation, farmland with the best combination of physical and chemical features able to sustain long-term agricultural production. This land has the soil quality, growing season, and moisture supply needed to produce sustained high yields. Land must have been used for irrigated agricultural production at some time during the previous four years.

Protected Trees

In Monterey County, “protected trees” include: Oaks, Madrones, Santa Lucia Fir, Black Cottonwood, Fremont Cottonwood, Box Elder, Willows, California Laurel, Sycamores, Monterey Pines, and any trees specified in the Area Plans.

Definitions

Public Viewing Area

Public viewing areas include scenic roads, highways, and State scenic routes. Public viewing areas also include publicly accessible viewing areas, including parks, vista points, trails, estuarine and natural reserves, beaches, streams, and other water bodies used for public recreation.

Public Viewshed

Public viewsheds include mountain, ocean, coastal, forest, farmland and rangeland vistas that are visible from any public viewing area.

Public Lands

Public lands are public or quasi-public lands, including military bases, wilderness areas, national forests, state, county and regional parks, public institutions and other open space.

Q –

Qualified Rural Lands

A parcel or contiguous parcels of Rural Land owned by a single entity or entities that:

- a. Is 160 acres or larger, or
- b. Is less than 160 acres and more than 40 acres and has grossed at least \$1,000 per acre annually from the sale of agricultural products during the most recent 3-year period, or
- c. Is less than 160 acres and more than 10 acres and has been demonstrated to be a legitimate commercial agricultural operation by proof that it is being operated for the purpose of earning a profit from the sale of agricultural products within a reasonable period of time.

R –

Definitions

Redevelopment Project Area

The area that is designated in an adopted redevelopment plan for redevelopment and revitalization.

Ridgeline Development

Ridgeline development is any development located on the crest of a hill.

Routine and Ongoing Agricultural Activities

Routine and ongoing agricultural activities and operations include the following:

- Legally-permissible cultivation, tillage and irrigation of the soil for the purpose of producing harvestable crops, provided that it is done in accordance with Agriculture Policy #6 regarding steep slopes, and is consistent with any applicable Area Plan policies.
- Pasture management, and all other activities commonly related to dairy farming, including the raising of livestock.
- Rangeland management and all other activities commonly related to commercial cattle or sheep ranching, including the raising of livestock, or the raising of other animals for commercial purposes.
- Planting and raising of crops and the keeping of livestock.
- Preparation of agricultural products for market if no new structures are required for such preparation.
- Delivery of agricultural products for market, if no new structures are required for such delivery.
- Crop and orchard selection, rotation, and fallowing.
- Choice of or change in use of irrigation.
- Revegetation activities and the planting of windbreaks and cover crops.
- The conversion of Agricultural Lands or Rural Lands from one agricultural use to another, provided that this conversion is in accordance with Agriculture Policy #6 regarding steep slopes, and is consistent with any applicable Area Plan policies.
- The construction, repair, maintenance and operation of sediment basins and stock ponds, and activities related to the control of surface drainage and the reduction or elimination of erosion.

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- The construction, repair, maintenance and operation of water retention and related pumping facilities related to activities on this list.
- The maintenance of existing access roads, trails and parking facilities that support activities on this list.
- The construction and maintenance of fencing, corrals, and animal handling facilities when directly related to commercial agricultural or ranching activities.
- The repair of sheds, storage facilities and other outbuildings essential to ongoing and on-site farm or ranch operations, provided that such structures are not enlarged in size beyond 250 square feet of their size as of the date of adoption of this General Plan.
- Public or private hunting of wildlife, fishing, wildlife viewing, and eco-tourism not involving structures.
- Rooming and boarding of farm workers who work on the farm or ranch in existing structures.
- Growing, cutting or removing Christmas trees and other ornamental plants.
- The keeping of domestic pets.
- Any other agricultural activity, not listed here and not otherwise prohibited or limited by this Plan, when the routine and ongoing nature of such activity is certified as a routine and ongoing agricultural activity by the County Agriculture Commissioner, and when the Commissioner has filed a determination to that effect with the Director of the County's Planning and Building Inspection Department, including evidence to substantiate his determination.

Rural Lands

Rural lands are limited to low density residential development and estate lots, small-scale farming and grazing and mineral extraction, and small groupings of visitor-serving uses or commercial businesses that serve the local area. These areas do not have adequate public infrastructure and services to accommodate further subdivision or intensification of land uses on existing lots beyond the one single family home, accessory structures as permitted by this General Plan or small scale neighborhood serving commercial uses.

S –

Safe Yield

The quantity of groundwater that can be withdrawn over a long period of time without impairing the aquifer as a water source or causing contamination by intrusion of seawater into the aquifer.

Scenic Corridor

An area visible from a road, highway, waterway, railway, trail or public viewing area that provides vistas over water, across expanses of land (such as farmlands, woodlands or wetlands) or of mountainous areas.

Secondary Unit

An accessory residential unit on the same parcel as a principal residence, including accessory dwelling units (ADUs), caretaker units, senior citizen units, guesthouses and farm employee housing.

Senior Citizen Unit

An independent, self-contained living unit attached or detached from other residences, for senior citizens (sixty years of age or older) and handicapped persons in addition to a principal residence on-site. The senior citizen unit may be rented.

Sensitive Habitats

Any area in which plant or animal life or their habitats are either rare or especially valuable and any area which meets one of the following criteria: 1) habitats containing or supporting "rare and endangered" species as defined by the State Fish and Game Commission; 2) all perennial and intermittent streams and their tributaries; 3) coastal tide lands and marshes; 4) coastal and offshore areas containing breeding or nesting sites and coastal areas used by migratory and resident water-associated birds for resting areas and feeding; 5) areas used for scientific study and research concerning fish and wildlife; 6) lakes and ponds and adjacent shore habitat; 7) existing game and wildlife refuges and reserves; and 8) sand dunes. Sensitive habitat areas include, but are not limited to, riparian corridors, wetlands, marine habitats, sand dunes, sea cliffs, and habitats supporting rare, endangered, and unique species.

Significant Ecological Areas (SEAs)

Any area in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which could

Definitions

easily be disturbed or degraded by human activities and developments. In Monterey County, all of the following habitat types are defined as SEAs:

- Environmentally Sensitive Habitat Areas as defined in the Coastal Act, Section 30107.5.
- Areas of special biological significance as identified by the State Water Resources Control Board.
- Habitats important to species listed pursuant to either the state or federal Endangered Species Act as rare, threatened, endangered, or candidate species.
- Areas that provide habitat for species of special concern as listed by the California Department of Fish and Game in the Natural Diversity Database.
- Areas that provide habitat for rare, endangered, or threatened species that meet the definition of Section 15380 of the California Environmental Quality Act Guidelines.
- Areas that provide habitat for rare, endangered or threatened species as designated by the United States Fish and Wildlife Service or the California Native Plant Society.
- Areas adjacent to essential habitats of rare, endangered or threatened species.
- Wildlife corridors.
- SEAs of local significance including: Endemic Jack's Peak manzanita (*Arctostaphylos tomentosa* ssp. *Bracteosa*); Bear-grass (*Xerophyllum tenax*); Coast rhododendron (*Rhododendron meacrophyllum*); California dichondra (*Dichondra donnelliana*).
- All coastal wetlands, salt marshes, lagoons, sloughs and estuaries.
- Nearshore reefs, rocky intertidal areas, seacaves, islets, offshore rocks, kelp beds, marine mammal hauling grounds, sandy beaches, shorebird roosting, resting and nesting areas, cliff nesting areas and marine, estuarine, wildlife or educational and research reserves.
- All lakes, estuaries, lagoons, streams and rivers.
- All freshwater wetlands, including vernal pools, sag ponds, seeps, marshes, wet meadows, and any wetlands associated with stream corridors.
- All riparian habitat types.
- Dune plant habitats.

Definitions

- Elkhorn Highlands in North County Coastal Area
- Coastal Terrace Prairie/Valley Needlegrass Grassland.
- Oak Woodlands of all types.
- Chamise-Monterey manzanita dwarf coastal chaparral.
- Coastal strand.
- Coastal sand dunes and beaches.
- Coast Redwood forest.
- Old Growth Redwoods.
- Monterey Cypress and Gowen Cypress forests.
- All nesting areas including rookeries.
- Important roosting sites.
- Monarch butterfly mass over-wintering sites.
- Wilderness and primitive areas identified by the US Forest Service.
- The following areas of special biological importance:
 - Wildcat Hill
 - Robinson Canyon

Sphere of Influence

Means the probable 20-year physical boundaries and service areas for cities and special districts.

Surface Water

Water that naturally flows or settles on top of natural landforms and vegetation, often as rivers, streams, creeks, lakes, ponds, wetlands and other water bodies.

Sustainable Water Supply

A water supplier (including any person using a private well as a water supply) can demonstrate that a water supply will be “sustainable” by demonstrating that the water supply is reasonably expected be legally available for the indefinite future to provide continuing delivery of water that meets current or anticipated water quality

Definitions

standards for all existing and proposed users, at the level of service currently provided, or at a level of service which the supplier is legally obligated to provide. No water supply will be deemed to be “proven,” “adequate,” “long-term,” or “sustainable” if the water proposed to be supplied comes from a groundwater aquifer in which groundwater overdraft conditions exist.

T –

Traffic Shed

The network of roadways a resident uses to commute and reach local destinations.

Trail

Designated land corridor that provides recreational, aesthetic, alternative transportation or educational opportunities to both motorized and non-motorized users, for all ages and abilities.

Transfer of Development Rights (TDR)

A voluntary program that allows development rights to be sold and transferred from areas where development is considered undesirable (“sending areas”) to areas that can accommodate development with minimal environmental, social and aesthetic impacts (“receiving areas”).

U – V

Unique Farmland

As defined by the state Department of Conservation, farmland of lesser quality soils used for the production of the state’s leading agricultural crops. This land is usually irrigated, but may include nonirrigated orchards or vineyards as found in some

Definitions

climatic zones in California. The land must have been cropped at some time during the previous four years.

Use Permit:

A discretionary planning permit for development outside the Coastal Zone.

W – Z

Walkable Community

The characteristics of a walkable community include: mixed land uses; compact development; a range of housing choices; walkable neighborhoods; sense of place; preservation of open space and farmland; rehabilitation and redevelopment in existing communities; and, variety of transportation choices. In the area of transportation planning livable communities are supported by terms like intermodal, integrated, seamless and pedestrian/bicycle friendly. Walkable communities are also communities that: embrace the design, land use and transportation elements of new urbanism as well as the other elements above; embrace the connections between land use and transportation; and, encourage human-scale design elements in the built environment.

Winery

An agricultural processing plant used for the commercial purpose of processing grapes, other fruit products or vegetables, to produce wine or similar spirits. Processing includes crushing, fermenting, blending, aging, storage, bottling, warehousing.

Wildlife Movement Corridors

For many wildlife species to persist and for natural communities to withstand environmental disturbances such as fire, flood, habitat fragmentation and climate change, animals must have the ability to move freely between isolated natural areas and preserves. Wildlife movement corridors which provide safe passage between areas of natural habitat for various types of wildlife can include riparian corridors; private lands maintained in open space, rangelands, and some types of agriculture; public open space lands; undeveloped floodplains and road, rail or transmission right-of-ways and/or underpasses. Corridors for aquatic fish and wildlife such as steelhead trout and amphibians include streams, rivers, seasonal drainages, sloughs, flood control or agricultural drainages and other waterways. Poorly placed chain link

Definitions

or 'deer' fences, urban development, new roads and highways, dams and stream culverts, riparian encroachment, flood control structures and other infrastructure can impair or destroy the ability of wildlife to move safely between natural areas, or fish and other aquatic organisms to move along waterways. Critical wildlife linkages identified for the Central Coast include corridors between Los Padres National Forest and adjacent public and private open space and rangelands, movement along the Salinas, Carmel, and Pajaro Rivers and their tributaries, corridors between the Santa Lucia and Gabilan mountain ranges (across Salinas Valley) and between the Gabilan and Santa Cruz mountain ranges (across the Pajaro Valley).

Williamson Act

California's premier agricultural land protection program since its enactment in 1965 to preserve agricultural and open space lands by discouraging premature and unnecessary conversion to urban uses. The Act provides for a three-way relationship between private landowners, local governments and the State whereby the landowner voluntarily foregoes the possibility of development or converting his/her property to a non-agricultural use in return for lower property taxes. See California Government Code Section 51200.

Workforce Housing I and Workforce Housing II

"Workforce Housing I" is housing that can be purchased or rented by persons or families with incomes from 121% to 140% of the median income in the County, or, a person or family that otherwise would be required to spend more than 30% of that income to meet housing needs.

"Workforce Housing II" is housing that can be purchased or rented by persons or families with incomes from 141% to 180% of median income in the County, or, a person or family that otherwise would be required to spend more than 30% of that income to meet housing needs.

Note:

When a definition is not found in this section of the General Plan, the common definition or a definition as contained in a relevant state law shall be utilized.