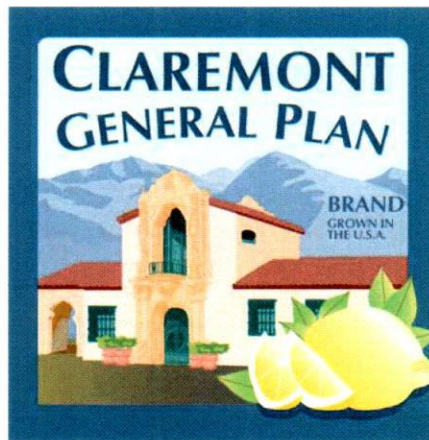


APPENDIX B: GLOSSARY



THE CITY OF CLAREMONT
GENERAL PLAN

B

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Claremont General Plan

Glossary

This Glossary draws from the California General Plan Glossary (from the State of California General Plan Guidelines) as the basis for definitions of abbreviations and terms used in the Claremont General Plan. Additional definitions have been added that are specific to Claremont.

Access: A way of approaching or entering a property, including ingress (the right to enter) and egress (the right to leave).

Acreage, Gross: The total land area in acres within a defined boundary, including any area for rights-of-way, public streets, and dedications of land for public use.

Acreage, Net: That portion of gross acreage exclusive of public streets, rights-of-way, and dedications of land for public uses.

ADT: Average daily trips made by vehicles in a 24-hour period.

Adaptive Use/Reuse: The process of converting a building to a use other than that for which it was originally designed and/or built. Such a conversion may be accomplished with varying alterations to the building.

Affordability Covenant: A property title agreement which places resale or rental restrictions based on income levels on a housing unit.

Affordable Housing: Under state and federal statutes, housing that costs no more than 30 percent of gross household income. Housing costs include rent or mortgage payments, utilities, taxes, insurance, homeowner association fees, and other related costs.

Air Basin: A geographical area in California defined as a distinct air basin for the purpose of managing the air resources of the state on a regional basis. An air basin generally has similar meteorological and geographic conditions throughout.

Air Pollutants: Amounts of foreign and/or natural substances occurring in the atmosphere that may result in adverse effects on humans, animals, vegetation, and/or materials.

Air Quality Standards: The prescribed (by the Environmental Protection Agency and the California Air Resources Board) level of pollutants in the outside air that cannot be exceeded legally during a specified time in a specified geographical area.

Alluvial Deposits: Clay or silt or gravel carried by rushing streams and deposited where the stream slows down.

Alluvial Fan: A fan-shaped alluvium deposit formed by a stream cutting through a narrow canyon depositing sediment onto a plain or valley.

Alternate Fuels: Fuels such as methanol, ethanol, natural gas, and liquid propane gases that are cleaner burning and help to meet the Air Resources Board's mobile and stationary emission standards.

Ambient Air: The air occurring at a particular time and place outside of structures. Often used interchangeably with "outdoor air."

Ambient Air Quality Standards: Health and welfare based standards for clean outdoor air that identify the maximum acceptable average concentrations of air pollutants during a specified period of time.

Ambient Noise Level: The level of noise that is all-encompassing within a given environment for which a single source cannot be determined. It is usually a composite of sounds from many and varied sources near to and far from the receiver.

Annexation: The incorporation of a land area into an existing city with a resulting change in the boundaries of that city.

AQMP (Air Quality Management Plan): A plan prepared by an air pollution control district or air quality management district, for a county or region designated as a "nonattainment" area, for the purpose of bringing the area into compliance with the requirements of the national and/or California Ambient Air Quality Standards. AQMPs are incorporated into the State Implementation Plan (SIP).

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 water to be used as a water supply.

Archaeological: Relating to the material remains of past human life, culture, or activities.

Arterial: A major street carrying the traffic of local and collector streets to and from freeways and other major streets, with controlled intersections and generally providing direct access to nonresidential properties.

Assisted Living Facility: A special combination of housing, supportive services, personalized assistance, and health care designed to assist individuals who need help with activities of daily living. A facility with a central or private kitchen, dining, recreational, and other facilities with separate bedrooms or living quarters, where the emphasis of the facility remains residential.

Assisted Housing: Housing that has been subsidized by federal, state, or local housing programs.

At-Risk Housing: Multi-family rental housing that is at risk of losing its status as housing affordable for low- and moderate-income tenants due to the expiration of federal, state, or local agreements.

A-Weighted Decibel (dBA): A numerical method of rating human judgement of loudness. The A-weighted scale reduces the effects of low and high frequencies in order to simulate human hearing.

Bike Lane: A corridor expressly reserved by markings for bicycles, existing on a street or roadway in addition to any lanes for use by motorized vehicles (Class 2 Bikeway).

Bike Path: A paved route not on a street or roadway and expressly reserved for bicycles. Bike paths may parallel roads but typically are separated from them (Class I Bikeway).

Bike Route: A facility shared with motorists and identified only by signs. A bike route has no pavement markings or lane stripes (Class 3 Bikeway).

Blue Line Stream. A stream which flows for most or all of the year and is marked on topographic maps with a blue line.

Buffer: Land and/or improvement designated to protect one type of land use from another where there could be compatibility issues. Where a commercial district or agricultural use abuts a residential district, for example, additional use, yard, or height restrictions may be imposed to protect residential properties. The term may also be used to describe any zone that separates two unlike zones such as a multi-family housing zone between single-family housing and commercial uses.

California Building Code: A standard building code that sets for minimum standards for construction. The California Building Code is outlined in Title 24 of the California Code of Regulations and includes the Uniform Plumbing Code, Uniform Mechanical Code, National Electric Code, California Fire Code, and the California Energy Code

California Department of Housing and Community Development - HCD: The state department responsible for administering state-sponsored housing programs and for reviewing housing elements to determine compliance with state housing law.

California Environmental Quality Act (CEQA): A state law enacted in 1971 that requires governmental agencies at all levels to consider the impact proposed projects have on the environment, including cultural resource impacts.

California Register of Historical Resources: A listing of archaeological and historic resources that meet the criteria for designation on the state register.

Caltrans: California Department of Transportation.

Capital Improvement Program (CIP): A proposed timetable or schedule of future capital improvements (i.e., government acquisition of real property, major construction project, or acquisition of long lasting, expensive equipment) to be carried out during a specific period, together with cost estimates and the anticipated means of financing each project. Capital improvement programs are usually projected five years in advance and are updated every two years in Claremont as part of the City's two-year budget process.

Census: The official decennial enumeration of the population conducted by the federal government.

City: City, with a capital "C," generally refers to the government or administration of the City of Claremont. City, with a lower case "c" may mean any city.

The Claremont Colleges: A consortium of five undergraduate colleges, two graduate institutions, and a central organization that provides services shared by all students, faculty, and staff.

Claremont University Consortium (CUC): The central coordinating and support institution for the students, faculty, and staff of The Claremont Colleges. It is also responsible for advancing the consortium facilitating, planning, and collaboration among the members, holding land for future development, and planning for the founding of new educational institutions.

Claremont Heritage: A non-profit membership organization devoted to the history and preservation of Claremont's community through research, education, and action. Claremont Heritage's intent is to communicate to residents and visitors the qualities that make Claremont unique, and the value of preserving neighborhoods and history.

Claremont Hills Conservation Corporation: A non-profit, grass-roots citizen corporation created in 1995 to receive and hold powers of termination, conservation easements, or other real property interests to facilitate acquisition of hillside land for public parks, open space, and recreation purposes.

Claremont Wildlands Conservancy: A non-profit grass roots citizens organization that started in January 2000 with the mission of preserving open space land in Claremont's foothills for future generations to enjoy. The Conservancy has been working with the Trust for Public Land and the City in trying to pursue grants and other resources to purchase hillside properties since its establishment.

Clustered Development: The development design technique that concentrates allowable density or intensity of buildings in specific areas on a site or parcel to allow the remaining land to be used for recreation, common open space, and/or the preservation of environmental sensitive areas.

Cluster Site: One of several areas of land designated by the Hillside Ordinance that allows for the transfer of some or all of the development credits from another hillside parcel.

CMP (Congestion Management Plan): A state-mandated program (Government Code Section 65089a) that requires each county to prepare a plan to relieve congestion and reduce air pollution.

Collector: A street for traffic moving between arterial and local streets, generally providing direct access to properties.

Community Development Block Grant (CDBG): A grant program administered by the U.S. Department of Housing and Urban Development (HUD). This grant allots money to cities and counties for

housing rehabilitation and community development activities, including public facilities and economic development.

Community Forest. The community forest includes tree-lined streets, open green spaces, undeveloped natural open spaces, and parks along with other public and private spaces within urban areas.

Community Noise Equivalent Level (CNEL): The noise metric adopted by the State of California for evaluating airport noise. It represents the average daytime noise level during a 24-hour day, adjusted to an equivalent level to account for the lower tolerance of people to noise during evening and nighttime periods relative to the daytime period. See also "A-Weighted Decibel."

Community Redevelopment Agency (CRA): A local agency created under California Redevelopment Law, or a local legislative body that has elected to exercise the powers granted to such agency, for the purpose of planning, developing, re-planning, redesigning, clearing, reconstructing, and/or rehabilitating all or part of a specific area with residential, commercial, industrial, and/or public (including recreational) structures and facilities. The redevelopment agency's plans must be compatible with adopted community general plans.

Compatibility: The characteristics of different uses or activities that permit them to be located near each other in harmony and without conflict. The designation of permitted and conditionally permitted uses in zoning districts is intended to achieve compatibility within the district. Some elements affecting compatibility include: intensity of occupancy as measured by dwelling units per acre; pedestrian or vehicular traffic generated; volume of goods handled; and such environmental effects as noise, vibration, glare, air pollution, or the presence of hazardous materials. On the other hand, many aspects of compatibility are based on personal preference and are much harder to measure quantitatively, at least for regulatory purposes.

Condominium: An estate in real property consisting of an undivided interest in common in a portion of a parcel in real property, together with a separate interest in the space in a residential, industrial or commercial building on such real property such as an apartment, office or store.

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

Contributing Building: A building in a historic district that is significant within a defined historic context and period of significance.

Consistent: Free from variation or contradiction.

Coverage: The proportion of the area of the footprint of a building in relation to the area of the lot on which its stands.

Cul-de-sac: A street having only one outlet for vehicular traffic and ending in a turnaround.

Day-Night Average Sound Level (DNL): The noise metric adopted by the U.S. Environmental Protection Agency for measurement of environmental noise. It represents the average daytime noise level during a 24-hour day, measured in decibels and adjusted to account for the lower tolerance of people to noise during nighttime periods. The mathematical symbol is Ldn.

Decibel (dB): A unit measuring the magnitude of a sound, equal to the logarithm of the ratio of the intensity of the sound to the intensity of an arbitrarily chosen standard sound, specifically a sound just barely audible to an unimpaired human ear. For environmental noise from aircraft and other transportation

sources, an A-weighted sound level (abbreviated dBA) is normally used. The A-weighting scale adjusts the values of different sound frequencies to approximate the auditory sensitivity of the human ear.

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

Density Bonus: The allocation of development rights as required by state law that allow a parcel to be developed at a higher residential density than the maximum for which the parcel is designated in exchange for the provision of a certain percentage of those units as affordable.

Density Bonus Regulatory Concessions: As specified in California Government Code Section 65915 to include, but not be limited to, the reduction of site development standards or zoning code requirements, direct financial assistance, approval of mixed-use zoning in conjunction with the housing development, or any other regulatory incentive which would result in identifiable cost avoidance or reductions that are offered in addition to a density bonus.

Density Transfer: A way of retaining open space by concentrating densities - usually in compact areas adjacent to existing urbanization and utilities - while leaving unchanged historic, sensitive, or hazardous areas.

Developer: An individual or business that prepares raw land for the construction of buildings or causes to be built physical building space for use primarily by others, and in which the preparation of the land or the creation of the building space is in itself a business and is not incidental to another business or activity.

Development: Development has the meaning of Section 65927 (California Government Code) and is also any human-caused change to improved or unimproved real estate that requires a permit or approval from any agency of the city or county, including but not limited to, buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations, and storage of materials. "Development" means, on land, in or under water, the placement or erection of any solid material or structure; discharge or disposal of any dredged material or of any gaseous, liquid, solid, or thermal waste; grading, removing, dredging, mining or extraction of any materials; change in the density or intensity of use of land, including, but not limited to, subdivision pursuant to the Subdivision Map Act (commencing with Section 66410 of the Government Code), and any other division of land except where the land division is brought about in connection with the purchase of such land by a public agency for public recreational use; change in the intensity of use of water, or of access thereto; construction, reconstruction, demolition, or alteration of the size of any structure, including any facility of any private, public, or municipal utility; and the removal or harvesting of major vegetation other than for agricultural purposes, kelp harvesting, and timber operations which are in accordance with a timber harvesting plan submitted pursuant to the provisions of the Z'berg-Nejedly Forest Practice Act of 1973 (commencing with Section 4511 of the Public Resources Code). As used in this section, "structure" includes, but is not limited to, any building, road, pipe, flume conduit, siphon, aqueduct, telephone line, and electrical power transmission and distribution line. "Development" does not mean a "change of organization", as defined in Government Code Section 56021 or a "reorganization", as defined in Government Code Section 56073.

Development Agreement: A contractual agreement between a developer and the City that clearly establishes the developer's responsibility to provide a certain type of development, streets and sewer improvements, and any other mutually agreed to terms and responsibilities as a precondition for securing approval of a project.

Development Impact Fees: A fee or charge imposed on developers to pay for a jurisdiction's costs of providing services to new development.

Diversity: The variation of social and cultural identities among people existing together.

Domestic Water, Potable: Water that has undergone adequate treatment and is considered suitable for human drinking and cooking uses.

Dwelling, Multi-family: A building, or portion thereof, designed for occupancy by two or more families living independently of each other and containing two or more dwelling units.

Dwelling, Single-family Attached: Two dwelling units, each owned in fee and located on individual lots but joined along a single lot line, each of which is totally separated from the other by an unpierced wall extending from ground to roof.

Dwelling, Single-family Detached: A dwelling unit owned in fee and located on an individual lot which is not attached to any other dwelling unit by any means.

Dwelling Unit: One or more rooms in a dwelling designed for or occupied by one household for living or sleeping purposes and having only one kitchen.

Easement: A recorded right or interest in the land that belongs to someone else, which entitles the holder to some use, privilege, or benefit out of or over said land.

Ecosystem: A naturally occurring assemblage of organisms (plant, animal, and other living organisms) living together with their environment, functioning as a loose unit. Also referred to as a biotic community.

Elderly Household: As defined by HUD, elderly households are one- or two-member (family or non-family) households in which the head or spouse is age 62 or older.

Element: A division of the General Plan referring to a topic area for which goals, policies, and programs are defined (e.g., land use, housing, circulation).

Emergency Shelter: A facility that provides temporary overnight shelter for persons with no permanent housing. Such facilities may offer services to meet basic needs such as food, clothing, and limited medical care.

Endangered Species: A species of animal or plant is considered to be endangered when its prospects for survival and reproduction are in immediate jeopardy from one or more causes.

Entitlement: The rights granted to a land owner or other authorized party to improve a property. Such right is usually expressed in terms of a use and intensity allowed under a development agreement, subdivision or tract map, or zoning regulations. For example, an entitlement may specify the maximum number of residential dwelling units permitted on a site or the maximum square footage of non-residential development permitted on a site.

Environment: The sum of all external conditions and influences affecting the life, development, and ultimately, the survival of an organism.

EPA (Environmental Protection Agency): The United States agency charged with setting policy and guidelines and carrying out legal mandates for the protection of national interests in environmental resources.

Erosion: 1) The loosening and transportation of rock and soil debris by wind, rain, or running water. 2) The gradual wearing away of the upper layers of the earth.

Essentially Unimproved Land: See "Unimproved Land."

Expansive Soils: Soils that swell when they absorb water and shrink as they dry.

Fair Market Rent (FMR): Freely set rental rates defined by HUD as the median gross rents charged for available standard units in a county or Standard Metropolitan Statistical Area (SMSA). Fair Market Rents are used for the Section 8 Rental Program and many other HUD programs and are published annually by HUD.

Fault: A fracture in the earth's crust forming a boundary between rock masses that have shifted.

FEMA: Federal Emergency Management Agency.

Fire Flow: A rate of water flow required to halt and reverse the spread of a fire.

First-Time Homebuyer: Defined by HUD as an individual or family who has not owned a home during the three-year period preceding the HUD-assisted purchase of a home. Jurisdictions may adopt local definitions for first-time home buyer programs which differ from non-federally funded programs.

Floodplain: A lowland or relatively flat area adjoining the banks of a river or stream which is subject to a one percent or greater chance of flooding in any given year (i.e., 100-year flood).

Floor-Area Ratio (FAR): The floor area of the building or buildings on a site or lot divided by the area of the site or lot.

Fugitive Dust: Dust particles which are introduced into the air through certain activities such as soil cultivation, off-road vehicles, or any vehicles operating on open fields or dirt roadways.

Gateway: A point along a roadway entering a city or county at which a motorist gains a sense of having left the environs and of having entered a particular city or county.

General Plan: A legal document which takes the form of a map and accompanying text adopted by the local legislative body. The plan is a compendium of policies regarding the long-term development of a jurisdiction. The state requires the preparation of seven elements or divisions as part of the plan: land use, housing, circulation, conservation, open space, noise, and safety. Additional elements pertaining to the unique needs of an agency are permitted.

Goal: The ultimate purpose of an effort stated in a way that is general in nature and immeasurable; a broad statement of intended direction and purpose. (For example, "Provide a diverse mix of land uses to meet the future needs of all residents and the business community.")

Grade: The vertical location of the ground surface.

Grading: Any excavating, filling of land, or combination thereof.

Green Building. The practice of increasing the efficiency with which buildings and their sites use and harvest energy, water, and materials, and reducing building impacts on human health and the environment

through better siting, design, construction, operation, maintenance, and removal – the complete building life cycle.

Ground Failure: Mudslide, landslide, liquefaction, or the compaction of soils due to ground shaking from an earthquake.

Ground Shaking: Ground movement resulting from the transmission of seismic waves during an earthquake.

Groundwater: The supply of fresh water under the ground surface in an aquifer or soil that forms a natural reservoir.

Group Housing: Any living situation, that accommodates more than six unrelated individuals and may include, but not be limited to, the following types of facilities: (1) licensed alcohol and drug treatment facilities; (2) licensed board and care homes for the elderly including convalescent or rest homes and nursing homes; (3) licensed homes for minor children; (4) licensed homes for mental patients; (5) licensed homes for the developmentally disabled; and (6) single-room occupancy projects. Group housing would typically involve a living arrangement where either support services are provided to the occupants, where cooking, living, or support sanitary facilities are shared in common between the occupants, or where there is a formal program establishing rules of conduct and purpose of the facility.

Growth Management Plan: A plan for a given geographical region containing demographic projections (i.e., housing units, employment and population) through some specified point in time and which provides recommendations for local governments to better manage growth and reduce projected environmental impacts.

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

Hazardous Materials: An injurious substance, including pesticides, herbicides, toxic metals and chemicals, liquefied natural gas, explosives, volatile chemicals, and nuclear fuels.

HCD: The California State Department of Housing and Community Development.

Historic: A historic building or site is one that is noteworthy for its significance in local, state, or national history or culture, its architecture or design, or its works of art, memorabilia, or artifacts.

Historic Context: A narrative description of the broad patterns of historical development in a community or its region that is represented by cultural resources. A historic context statement is organized by themes such as economic, residential, and commercial development.

Historic District: A district geographical area or neighborhood containing a collection of residential and/or commercial historical buildings which generally represents a significant aspect of the community's architectural and/or development history, and has been designated by the City Council.

Historic Resource: A general term that refers to buildings, areas, districts, streets, sites, places, structures, outdoor works of art, natural or agricultural features, and other objects having a special historical, cultural, archaeological, architectural, community, or aesthetic value, and are usually fifty years of age or older.

Home Mortgage Disclosure Act (HMDA): The Home Mortgage Disclosure Act requires larger lending institutions making home mortgage loans to publicly disclose the location and disposition of home

purchase, refinance, and improvement loans. Institutions subject to HMDA must also disclose the gender, race, and income of loan applicants.

Homeless: Unsheltered homeless are families and individuals whose primary nighttime residence is a public or private place not designed for, or ordinarily used as, a regular sleeping accommodation for human beings (e.g., the street, sidewalks, cars, vacant and abandoned buildings). Sheltered homeless are families and persons whose primary nighttime residence is a supervised publicly or privately operated shelter (e.g., emergency, transitional, battered women, and homeless youth shelters; and commercial hotels or motels used to house the homeless).

Household: According to the Census, a household is all persons living in a dwelling unit, whether or not they are related. Both a single person living in an apartment and a family living in a house are considered households.

Household Income: The total income of all the people living in a household. Households are usually described as very low income, low income, moderate income, and upper income for that household size, based on their position relative to the county median income.

Housing Problems: Defined by HUD as a household that: (1) occupies a unit with physical defects (lacks complete kitchen or bathroom); (2) meets the definition of overcrowded; or (3) spends more than 30 percent of income on housing cost.

Housing Unit: A room or group of rooms used by one or more individuals living separately from others in the structure, with direct access to the outside or to a public hall and containing separate toilet and kitchen facilities.

HUD: See U. S. Department of Housing and Urban Development.

Human Scale: The proportional relationship of a building, structure, or streetscape element to the human form and function.

Implementation: An action, procedure, program, or technique that carries out General Plan policy.

Income Category: Four categories are used to classify a household according to income based on the median income for the county. Under state housing statutes, these categories are defined as follows: Very Low (0-50% of County median); Low (51-80% of County median); Moderate (81-120% of County median); and Upper (over 120% of County median).

Indirect Source: Any facility, building, structure, or installation, or combination thereof, which generates or attracts mobile source activity that results in emissions of any pollutant (or precursor) for which there is a state ambient air quality standard. Examples include employment sites, shopping centers, sports facilities, housing developments, airports, commercial and industrial development, and parking lots and garages.

Infill Development: Development of vacant land (usually individual lots or previously passed-over properties) within areas that are already largely developed.

Infrastructure: The physical systems and services which support development and population, such as roadways, railroads, water, sewer, natural gas, electrical generation and transmission, telephone, cable television, storm drainage, and others.

Intensity: A measure of the amount or level of development often expressed as the ratio of building floor area to lot area (floor area ratio) for commercial, business, and industrial development, or dwelling units per acre of land for residential development (also called "density"). For the purposes of this General Plan, the intensity of non-residential development is described through the use of floor-area ratio.

Inter-agency: Indicates cooperation between or among two or more discrete agencies in regard to a specific program.

Intersection: Where two or more roads cross at grade.

Issue: A problem, constraint, or opportunity which becomes the basis for community action.

Landmark: A site (including significant trees or other significant permanent landscaping located on a site), place, building, structure, street, improvement, street furniture, sign, work of art, natural feature, or other object representative of the historical, archaeological, cultural, architectural, community, aesthetic, or artistic heritage of the City.

Landscaping: Planting, including but not limited to, trees, shrubs, and ground covers which are suitably designed, selected, installed, and maintained to enhance a site or right-of-way.

Land Use: A description of how land is occupied or used.

Land Use and Development Code: See Zoning.

Land Use Plan: A plan showing the existing and proposed location, extent, and intensity of development of land to be used in the future for varying types of residential, commercial, industrial, agricultural, recreational, and other public and private purposes or combination of purposes.

Landslide: A general term for a falling or sliding mass of soil or rocks.

Large Household: A household with five or more members.

Leadership in Energy and Environmental Design (LEED): A rating system developed by the U.S. Green Building Council to certify buildings with sustainable features.

The League of Women Voters of the Claremont Area. A nonpartisan political organization encouraging the informed and active participation of citizens in government. It influences public policy through education and advocacy and serves the communities of Alta Loma, Chino, Chino Hills, Claremont, Diamond Bar, Glendora, La Verne, Montclair, Ontario, Pomona, Rancho Cucamonga, San Dimas, and Upland.

Liquefaction: A process by which water saturated granular soils transform from a solid to a liquid state due to groundshaking. This phenomenon usually results from shaking from energy waves released in an earthquake.

Local Agency Formation Commission (LAFCO): A five- or seven- member commission within each 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. Each county's LAFCO is empowered to approve, disapprove, or conditionally approve such proposals.

Local Street: A street providing direct access to properties and not designed for through traffic.

Lot: A legally recognized parcel of land abutting on one or more public or City approved private streets.

LOS: Level of Service of roadway and intersection operations.

Manufactured Housing: Housing that is constructed of manufactured components, assembled partly at the site rather than totally at the site. Also referred to as modular housing.

Market Rate Housing: Housing that is available on the open market without any subsidy. The price for housing is determined by the market forces of supply and demand and varies by location.

Median Income: The annual income for each household size within a region which is defined annually by HUD. Half of the households in the region have incomes above the median and half have incomes below the median.

Mineral Resource: A mineral resource is a concentration (or occurrence) of material of economic interest in or on the earth's crust in such form, quality, and quantity that there are reasonable and realistic prospects for eventual economic extraction.

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

Mixed Use: Different types of complementary land uses located in close proximity within one or more buildings and/or developments within the same district, planned and constructed to function as a unified complementary and integrated whole. Such uses may include, but are not limited to, residential, office, retail, public, or entertainment uses.

Mobile Home: A state-licensed moveable or transportable vehicle, other than a motor vehicle, designed as a permanent structure of not less than two hundred fifty square feet in area intended for occupancy by one family, and having no foundation other than jacks, piers, wheels, or skirtings.

Mobile Sources: Sources of air pollution such as automobiles, motorcycles, trucks, off-road vehicles, boats and airplanes. (Contrast with stationary sources.)

Multi-Generational: Of or relating to several generations.

National Flood Insurance Program: A federal program which authorizes the sale of federally subsidized flood insurance in communities where such flood insurance is not available privately.

National Pollutant Discharge Elimination System (NPDES): The State Water Resources Control Board issues permits to jurisdiction's with the objectives to attain and protect the beneficial uses of water bodies in the state; reduce pollutants in storm water to the maximum extent practicable; and to evaluate compliance with the objectives and requirements contained in the permit.

National Register of Historic Places: The nation's official list of districts, sites, buildings, structures, and objects significant in national, regional or local American history, architecture, archaeology, and culture, maintained by the U.S. Secretary of the Interior.

Neighborhood Context: The background and surrounding information that enhances understanding of a particular neighborhood.

Noise: Any sound which exceeds the appropriate actual or presumed ambient noise level which annoys or tends to disturb humans, or which causes or tends to cause an adverse psychological or physiological effect on humans.

Noise Contours: Continuous lines of equal noise level usually drawn around a noise source, such as an airport or highway. The lines are generally drawn in five-decibel increments so that they resemble elevation contours in topographic maps.

Noise Level Reduction (NLR): A measure used to describe the reduction in sound level from environmental noise sources occurring between the outside and the inside of a structure.

Nonconforming Use: An established use of a building or land which was legally initiated but which does not conform to the present code because of subsequent changes in land use regulations.

NPDES: See National Pollutant Discharge Elimination System.

Open Space (general descriptive term): Land without buildings. This is a general, descriptive term which places no restrictions on the use of the land. The definition of open space includes constructed open space and natural open space (see below for definitions).

Open Space, Constructed: Constructed open space includes parks, private yards, public plazas, parkways, tree-lined streets, school fields, and any other form of open space that is no longer in a natural condition.

Open Space, Natural: Any parcel or area of land or water essentially unimproved, with native habitat.

Ordinance: A law or regulation set forth and adopted by a governmental authority, usually a city or county.

Overcrowding: As defined by the U.S. Census, a household with greater than 1.01 persons per room, excluding bathrooms, kitchens, hallways, and porches.

Overflight Zone: The area(s) where aircraft maneuver to enter or leave the traffic pattern, typically defined by the FAR Part 77 horizontal surface.

Overlay: A land use designation or a zoning designation that modifies the basic underlying designation in some specific manner.

Overpayment: The extent to which gross housing costs, including utility costs, exceed 30 percent of gross household income, based on data published by the U.S. Census Bureau. Severe overpayment, or cost burden, exists if gross housing costs exceed 50 percent of gross income.

Parcel: The basic unit of land entitlement. A designated area of land established by plat, subdivision, or otherwise legally defined and permitted to be used or built upon.

Period of Significance: Span of time in which a property has attained significance.

Planning Area: The Planning Area is the land areas addressed by the General Plan. For a city, the Planning Area boundary typically coincides with the sphere of influence and encompasses land both within the City limits and potentially annexable land.

PM (Particulate matter): Solid or liquid particles of soot, dust, smoke, fumes, and aerosols.

PM₁₀: Particulate Matter less than 10 microns. A major air pollutant consisting of tiny solid or liquid particles of soot, dust, smoke, fumes and aerosols. The size of the particles (10 microns or smaller, about 0.0004 inches or less) allows them to easily enter the air sacs in the lungs where they may be deposited, resulting in adverse health effects. PM₁₀ also causes visibility reduction and is a criteria air pollutant.

Policy: Statements guiding action and implying clear commitment found within each element of the General Plan (e.g., "Maintain a balance or surplus between the generation of public revenues and the cost of providing public facilities and services.").

Pollution: The presence of matter or energy whose nature, location, or quantity produces undesired environmental effects.

Pomona Valley Protective Association (PVPA): A private non-profit association established in 1909 by way of a mutual agreement between major water interests in the greater Pomona Valley. PVPA was formed to protect the rights of the water users in the Claremont, Pomona, Upland, and La Verne areas from outside interests developing and exporting local water from the area, to protect the rights of its stockholders, and to ensure an ongoing supply of water to the Pomona Valley. A nine-member Board of Directors, elected annually at the stockholder's meeting, governs the Association. The City of Claremont is not a member of PVPA.

Powers of Termination: The power to terminate a fee simple estate in real property to enforce a restriction in the form of a condition subsequent to which the fee simple estate is subject, whether the power is characterized in the instrument that creates or evidences it as a power of termination, right of entry or reentry, right of possession or repossession, reserved power of revocation, or otherwise, and includes a possibility of reverter that is deemed to be and is enforceable as a power of termination pursuant to California Civil Code Section 885.020.

Private: Of or concerning a particular person or group; not owned by a government body.

Program: A coordinated set of specific measures and actions (e.g., zoning, subdivision procedures, and capital expenditures) the local government intends to use in carrying out the policies of the General Plan.

Public: Of the people as a whole, or for the use and benefit of all.

Public Space: Land or structures that are open to anyone without restrictions; may include public or private property. Also referred to as "public realm."

Redevelopment: Redevelopment, under the California Community Redevelopment Law, is a process with the authority, scope, and financing mechanisms necessary to provide stimulus to reverse current negative business trends, remedy blight, provide job development incentives, and create a new image for a community. It provides for the planning, development, redesign, clearance, reconstruction, or rehabilitation, or any combination of these, and the provision of public and private improvements as may be appropriate or necessary in the interest of the general welfare. In a more general sense, redevelopment is a process in which existing development and use of land is replaced with newer development and/or use.

Regional: Pertaining to activities or economies at a scale greater than that of a single jurisdiction and affecting a broad homogeneous area.

Regional Housing Needs Assessment (RHNA): The Regional Housing Needs Assessment (RHNA) is based on State of California projections of population growth and housing unit demand and assigns a

share of the region's future housing need to each jurisdiction within the SCAG (Southern California Association of Governments) region. These housing need numbers serve as the basis for the update of the Housing Element in each California city and county.

Regulation: A rule or order prescribed for managing government.

Rehabilitation: The upgrading of a building in previously dilapidated or substandard condition for human habitation or use.

Retrofit: To add materials and/or devices to an existing building or system to improve its operation or efficiency.

Ridgeline: A line connecting the highest points along a ridge and separating drainage basins or small-scale drainage systems from one another.

Right-of-Way: Any place which is dedicated to use by the public for pedestrian and vehicular travel. A right-of-way may include, but is not limited to, a street, sidewalk, curb, and gutter. A right-of-way may be a crossing, intersection, parkway, median, highway, alley, lane, mall, court, way, avenue, boulevard, road, roadway, railway, viaduct, subway, tunnel, bridge, thoroughfare, park square, or other similar public way.

Riparian: Relating to or living on or located on the bank of bodies or courses of water.

Sanitary Sewer: A system of subterranean conduits that carries refuse liquids or waste matter to a plant where the sewage is treated, as contrasted with storm drainage systems (that carry surface water) and septic tanks or leach fields (that hold refuse liquids and waste matter on site).

SCAG: See "Southern California Association of Governments."

Second Dwelling Unit: An accessory dwelling unit that is subordinate to and on the same lot or parcel of property as another single-family dwelling unit in a residential district. It includes a kitchen and sanitary facilities for the exclusive use of one household.

Secretary of the Interior's Standards for the Treatment of Historic Properties: All publications issued by the U.S. Department of the Interior, National Park Service, and the publications of the National Park Service, Preservation Assistance Division that provide the standards and guidelines for appropriate rehabilitation, restoration, preservation and new construction to historic buildings and within historic districts.

Section 8: A tenant-based rental assistance program that subsidizes a family's rent in a privately owned house or apartment. The program is administered by local public housing authorities. Assistance payments are based on 30 percent of household annual income. Households with incomes of 50 percent or below the area median income are eligible to participate in the program.

Seismic: Caused by or subject to earthquakes or earth vibrations.

Sensitive Species: Includes those plant and animal species considered threatened or endangered by the U.S. Fish and Wildlife Service and/or the California Department of Fish and Game, according to Section 3 of the Federal Endangered Species Act. Endangered - any species in danger of extinction throughout all, or a significant portion of, its range. Threatened - a species likely to become an endangered species within the foreseeable future throughout all, or a portion of, its range. These species are periodically listed in the Federal Register and are therefore referred to as "federally listed" species.

Setback: The distance from a defined point of line governing the placement of buildings, structures, parking, or uses on a lot.

Sewer: Any pipe or conduit used to collect and carry away wastewater from the generating source to a treatment plant or discharge outfall.

Single Event Noise Exposure Level (SENEL): A measure, in decibels, of the noise exposure level of a single event, such as an aircraft flyby, measured over the time interval between the initial and final times for which the noise level of the event exceeds a threshold noise level and normalized to a reference duration of one second. SENEL is a noise metric established for use in California by the state Airport Noise Standards and is essentially identical to Sound Exposure Level (SEL).

Site: A parcel of land used or intended for one use or a group of uses and having frontage on a public or an approved private street. A lot.

Six Basins. The Six Basins are comprised of the Canyon, Upper Claremont Height, Lower Claremont Height, Pomona, Live Oak, and Ganesha Groundwater Basins. These six basins underlie the cities of Claremont, La Verne, Pomona and Northern Upland. The Six Basins are located in the Eastern Los Angeles County and Western San Bernardino County, bounded on the south by the San Jose Hills, on the north by the San Gabriel Mountains, on the east by the Chino Basin and on the west by the Main San Gabriel Basin.

Six Basins Watermaster. A group of nine local agencies that are bound by a set of terms and conditions set forth in a legal judgment and includes the following members:

- City of La Verne
- City of Pomona
- City of Claremont
- City of Upland
- San Antonio Water Co.
- Pomona College
- Pomona Valley Protective Association (PVPA)
- Southern California Water Co. (SCWC)
- Three Valleys Municipal Water District

The Six Basins Watermaster is administrated by Three Valleys Municipal Water District through a contract with the Six Basins Watermaster Board of Directors.

Slope: An inclined ground surface, which is commonly expressed as a ratio of horizontal distance to vertical distance (e.g.: 2 to 1, 1.5 to 1, etc.)

Smog: A combination of smoke, ozone, hydrocarbons, nitrogen oxides, and other chemically reactive compounds which, under certain conditions of weather and sunlight, may result in a murky brown haze that causes adverse health effects. The primary source of smog in California is motor vehicles.

Specific Plan: A tool authorized by Government Code Section §65450 et. seq. for the systematic implementation of the General Plan for a defined portion of a community's planning area. A specific plan must specify in detail the land uses, public and private facilities needed to support the land uses, phasing of development and use of natural resources, and a program of implementation measures, including financing measures.

Soil: Naturally occurring superficial deposits overlying bedrock.

Solid Waste: All putrescible and non-putrescible solid, semi-solid, and liquid wastes, including garbage, trash, refuse, paper, rubbish, ashes, industrial wastes, demolition and construction wastes, abandoned vehicles and parts thereof, discarded home and industrial appliances, dewatered, treated, or chemically fixed sewage sludge which is not hazardous waste, manure, vegetable of animal solid and semi-solid wastes, and other discarded solid and semi-solid waste.

Southern California Association of Governments (SCAG): The Southern California Association of Governments is a regional planning agency that encompasses six counties: Imperial, Riverside, San Bernardino, Orange, Los Angeles, and Ventura. SCAG is responsible for the preparation of the Regional Housing Needs Assessment (RHNA).

Special Needs Groups: Those segments of the population which have a more difficult time finding decent affordable housing due to special circumstances. Under state planning law, these special needs groups consist of seniors, disabled, large households, female-headed households with children, farmworkers, homeless, and students.

Standards: (1) A rule or measure establishing a level of quality or quantity that must be complied with or satisfied. The California Government Code (Section 65302) requires that General Plans describe "standards". Examples of standards might include the number of acres of parkland per 1,000 population that the community will attempt to acquire and improve. (2) Requirements in a zoning ordinance that govern building and development as distinguished from use restrictions; for example, site design regulations such as lot area, height limit, frontage, landscaping, and floor area ratio.

State Historical Building Code (SHBC): State of California, Title 24, Building Standards, Part 8, that regulates control and allows alternatives to any and all prevailing codes when dealing with qualified historic buildings and structures.

Stationary Sources: Non-mobile sources such as power plants, refineries, and manufacturing facilities which emit air pollutants.

Structure: See Building Code as adopted by the City.

Subdivision: The division of any improved or unimproved land, shown on the latest equalized county assessment roll as a unit or as contiguous units, for the purpose of sale, lease, or financing, whether immediate or future. Property shall be considered as contiguous units even if it is separated by roads, streets, utility easements, or railroad rights-of-way. "Subdivision" includes a condominium project, as defined in Section 1350 of the California Civil Code, or a community apartment project, as defined in Section 11004 of the California Business and Professions Code. Any conveyance of land to a governmental agency, public entity, or public utility shall not be considered a division of land for purposes of computing the number of parcels. "Subdivision" shall not include the financing or leasing of apartments, offices, stores, or similar space within apartment buildings, industrial buildings, commercial buildings, mobile home parks or trailer parks; mineral, oil or gas leases; or land dedicated for cemetery purposes under the Health and Safety Code of the State.

Subsidence: The sinking or downward settling and compaction of soil and other surface material with little or no horizontal motion. Subsidence may be caused by a variety of human and natural activity, including earthquakes.

Subsidy (Housing): To assist by payment of a sum of money or by the granting of terms or favors that reduce the need for monetary expenditures. Housing subsidies may take the forms of mortgage interest deductions or tax credits from federal and/or state income taxes, sale or lease at less than market value of land to be used for the construction of housing, payments to supplement a minimum affordable rent, and the like.

Substandard Housing: Housing that does not meet the minimum standards contained in the state Housing Code (i.e. does not provide shelter, endangers the health, safety or well-being of occupants). Jurisdictions may adopt more stringent local definitions of substandard housing.

Substantial Rehabilitation: Rehabilitation, the value of which constitutes 25 percent of the after rehabilitation value of the dwelling, inclusive of the land value.

Substation: A station where electricity transformed from high voltage to low voltage for distribution.

Supportive Services: Services provided to residents of supportive housing for the purpose of facilitating the independence of residents. Some examples are case management, medical or psychological counseling and supervision, child care, transportation, and job training.

Sustainability: The ability for the City and citizens of Claremont to meet the needs of the present economy, society, and environment while preserving the ability of future generations to meet their needs.

Sustainable Building: A building approach which integrates building materials and methods that promote environmental quality, economic vitality, and social benefit through the design, construction, and operation of the built environment. Sustainable building merges sound, environmentally responsible practices into one discipline that looks at the environmental, economic and social effects of a building or built project as a whole. Sustainable building design encompasses the following broad topics: efficient management of energy and water resources, management of material resources and waste, protection of environmental quality, protection of health and indoor environmental quality, reinforcement of natural systems, and the integration of the design approach.

Topography: Configuration of a surface, including its relief and the position of natural and human-made features.

Townhouse: A dwelling unit occupying its own lot but which is physically attached to at least one other dwelling unit.

Traffic Calming: The combination of policies and measures that reduce the negative effects of motorized vehicle use by improving livability in the surrounding neighborhood. With traffic calming, accessibility and mobility are not reduced, they are modified to fit needs of neighborhood. Traffic calming achieves this by modifying the design of streets to serve a broad range of transportation, social and environmental purposes.

Traffic Model: A mathematical representation of traffic movement within an area or region based on observed relationships between the kind and intensity of development in specific areas.

Transfer of Development Credit: A potential entitlement to construct one dwelling in a designated hillside cluster area that can only be exercised in connection with or when transferred to a receiver parcel pursuant to provisions of the Claremont Land Use and Development Code.

Transit-Oriented Development (TOD): Moderate- to higher-density development, located within an easy walk of a major transit stop, generally with a mix of residential, employment, and shopping

opportunities designed for pedestrians without excluding the auto. TOD can be new construction or redevelopment of one or more buildings whose design and orientation facilitate transit use.

Transmission Line: An interconnected group of electric lines located on poles or underground which transfer energy, in bulk, between points of supply and points of delivery.

Transportation Control Measure (TCM): Any control measure to reduce vehicle trips, vehicle use, vehicle miles traveled, vehicle idling, or traffic congestion for the purpose of reducing motor vehicle emissions. TCMs can include encouraging the use of carpools and mass transit.

Transportation Demand Management (TDM): A strategy for reducing demand on the road system by reducing the number of vehicles using the roadways and/or increasing the number of persons per vehicle. TDM attempts to reduce the number of persons who drive alone on the roadway during the commute period and to increase the number in carpools, vanpools, buses and trains, walking, and biking. TDM can be an element of TSM (see below).

Transportation Systems Management (TSM): Individual actions or comprehensive plans to reduce the number of vehicular trips generated by or attracted to new or existing development. TSM measures attempt to reduce the number of vehicle trips by increasing bicycle or pedestrian trips or by expanding the use of bus, transit, carpool, vanpool, or other high occupancy vehicles.

Transit: The conveyance of persons or goods from one place to another by means of a local public transportation system.

Transitional Housing: Residential accommodations for two or more persons unrelated by blood, marriage, or legal adoption, including support/counseling services for homeless individuals and/or families. The intent of this type of facility is to provide a stable environment for the homeless and to facilitate self-sufficiency. This type of facility typically involves a situation wherein the resident is accountable to the owner/operator for his location and conduct among other factors. The use of United States Department of Housing and Urban Development repossessed single-family residences for shelter purposes shall not be defined as "transitional shelter."

Trip: A one-way journey that proceeds from an origin to a destination via a single mode of transportation; the smallest unit of movement considered in transportation studies. Each trip has one "production end" (or origin) and one "attraction end" (destination).

Unimproved Land: Land in its natural state with no man-made changes in its appearance. "Essentially unimproved" means minor changes such as benches or a small number of access roads, or some brush clearance for safety.

Units At-Risk of Conversion: Housing units that are currently restricted to low-income housing use and will become unrestricted and possibly be lost as low-income housing.

Urban Design: The attempt to give form, in terms of both beauty and function, to selected urban areas or to whole cities. Urban design is concerned with the location, mass, and design of various urban component and combines elements of urban planning, architecture, and landscape architecture.

Urban Heat Island Effect: The result of an abundance of dark, hard surfaces in urban areas. Large amounts of dark materials on roads, sidewalks, parking lots, and roofs absorb heat from the sun, creating warmer areas.

Urban Runoff: Stormwater from city streets and adjacent domestic or commercial properties that carries pollutants of various kinds into the sewer systems and receiving waters.

U.S. Department of Housing and Urban Development (HUD): The cabinet-level department of the federal government responsible for housing, housing assistance, and urban development at the national level. Housing programs administered through HUD include Community Development Block Grant (CDBG), HOME and Section 8, among others.

Use: The purpose for which land or a building is designed, arranged, or intended, or for which the land or building may be occupied or maintained.

Vacant: Lands or buildings that are not actively used for any purpose.

Vegetative Communities: Unique groupings of plants determined primarily on elevation and climate.

Viewshed: The area within view from a defined observation point.

Watershed: The total area above a given point on a watercourse that contributes water to its flow; the entire region drained by a waterway or watercourse that drains into a lake, or reservoir.

Wildland/Urban Interface. The line, area or zone where structures and other human development meet or intermingle with undeveloped wildland or vegetative fuels.

Zoning: A police power measure, enacted primarily by units of local government, in which the community is divided into districts or zones within which permitted and special uses are established as are regulations governing lot size, building bulk, placement and other development standards. Requirements vary from district to district, but they must be uniform within the same district. The Zoning Code consists of a map and text. Claremont refers to its zoning code as the Land Use and Development Code.

Zoning Map: The officially adopted zoning map of the city specifying the location of zoning districts within all geographic areas of the city.