

Glossary

The following terms found throughout the Land Use Plan are defined herein.

Affordable Housing: Housing that is (1) restricted to occupancy by extremely low, very low, and low income households for a specified period of time that is not less than 25 years; and (2) has rents or prices that do not exceed the affordable housing cost as set forth in Health and Safety Code Section 50052.5 as amended.

Agricultural Buffer Areas: Space provided between agricultural and non-agricultural land uses to reduce land use conflicts and support the continued productivity of agricultural uses.

Agricultural Compatible Use: Uses determined to be compatible with the agricultural use of land and with the preservation of prime soils, including recreational equestrian uses, open space, regional public recreation, and habitat restoration.

Agricultural Land Use: The use of land, including but not limited to greenhouses, to produce an agricultural commodity for commercial purposes. Specific uses include the cultivation of food, fiber or flowers; the grazing, growing or pasturing of livestock; and horse breeding operations.

Agricultural Supplemental Use: Uses that support the continued economic viability of agricultural operations while preserving suitable agricultural soil.

Below Market Rate Unit: A unit which is affordable, either by rental or purchase, to very low, low, or moderate income households.

Coastal Access, Lateral: Public accessway that follows parallel to the shoreline, such as the California Coastal Trail, or provides perpendicular connections to the shoreline.

Coastal Access, Vertical: Public stairway or accessway that leads from a coastal access route or trail down to the sandy beach area.

Coastal-dependent Development or Use: Any development or use which requires a site on, or adjacent to, the sea to be able to function at all.

Coastal-related Development: Any use that is dependent on a coastal-dependent development or use.

Context-sensitive Design: Innovative and inclusive approaches that integrate and balance community, aesthetic, historic, and environmental values with transportation safety, maintenance, and performance goals.

Critical Facilities: Public utilities including water tanks, municipal wells, and major sewer and water service mains and pumps; communications infrastructure; the SAM Wastewater Treatment Plant; Highways 1 and 92; emergency preparedness and response facilities including the Emergency Operations Center and fire station; and schools.

Cumulative Effect: The incremental effects of an individual project shall be reviewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.

Development: 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, including lot splits, 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). 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 near Blufftops: Development within 300 feet landward of a bluff line or edge as defined by California Code of Regulations Section 13577(h).

Economic Life: The period over which a development is expected to be usable, with normal repairs and maintenance, for the purpose for which it was designed.

Environmental Justice: The fair treatment of people of all races, cultures, and incomes with respect to the development, adoption, implementation, and enforcement of environmental laws, regulations, and policies.

Environmentally Sensitive Habitat Area: 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 be easily disturbed or degraded by human activities and developments, including the following:

- (a) Any habitat area that is rare or especially valuable from a local, regional, or statewide basis.
- (b) Areas that contribute to the viability of plant or animal species designated as rare, threatened, or endangered under State or Federal law.
- (c) Areas that contribute to the viability of species designated as Fully Protected or Species of Special Concern under State law or regulations.
- (d) Areas that contribute to the viability of plant species for which there is compelling evidence of rarity, for example, those designated 1b (Rare or endangered in California and elsewhere) or 2 (rare, threatened or endangered in California but more common elsewhere) by the California Native Plant Society.

ESHAs in the Half Moon Bay Planning Area include marine habitat, sea cliffs, dunes, wetlands, riparian corridors, and coastal prairie; as well as areas that may support rare, threatened, endangered, or unique species due to the presence of the species or habitat suitable to support the species.

Environmentally Sensitive Habitat Area, Potential: Areas that are likely to support sensitive habitat or special status species but require further definition or study before a final ESHA designation can be made.

Existing Structure: In existence prior to adoption of the Coastal Act (i.e. development legally authorized and built prior to January 1, 1977), and that has not been redeveloped since, with respect to Coastal Act Section 30235.

Fallback Zone: An applicable zoning district for future re-designation of a Planned Development area that is consistent with the policies and standards of the approved master plan.

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

Historical Resource: The term “historical resource” shall include the following:

- (1) A resource listed in, or determined to be eligible by the State Historical Resources Commission, for listing in the California Register of Historical Resources.
- (2) A resource included in a local register of historical resources, as defined in section 5020.1(k) of the Public Resources Code or identified as significant in an historical resource survey meeting the requirements section 5024.1(g) of the Public Resources Code, shall be presumed to be historically or culturally significant. Public agencies must treat any such resource as significant unless the preponderance of evidence demonstrates that it is not historically or culturally significant.
- (3) Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the

architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California may be considered to be an historical resource, provided the lead agency's determination is supported by substantial evidence in light of the whole record. Generally, a resource shall be considered by the lead agency to be "historically significant" if the resource meets the criteria for listing on the California Register of Historical Resources (Pub. Res. Code, § 5024.1, Title 14 CCR, Section 4852) including the following:

- a. Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
 - b. Is associated with the lives of persons important in our past;
 - c. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or
 - d. Has yielded, or may be likely to yield, information important in prehistory or history.
- (4) The fact that a resource is not listed in, or determined to be eligible for listing in the California Register of Historical Resources, not included in a local register of historical resources (pursuant to section 5020.1(k) of the Public Resources Code), or identified in an historical resources survey (meeting the criteria in section 5024.1(g) of the Public Resources Code) does not preclude a lead agency from determining that the resource may be an historical resource as defined in Public Resources Code sections 5020.1(j) or 5024.1.

Horticulture: Cultivation of flowers, food, and similar plants.

Household, Above Moderate Income: Any household whose income, with adjustments for family size, is over one hundred twenty percent of the median income for San Mateo County as published by the Department of Housing and Community Development.

Household, Extremely Low Income: Any household whose income, with adjustments for family size is between zero percent and thirty percent of the median income for San Mateo County as published by the Department of Housing and Community Development.

Household, Low Income: Any household whose income, with adjustments for family size, is between fifty and one-tenth percent and eighty percent of the median income for San Mateo County as published by the Department of Housing and Community Development.

Household, Moderate Income: Any household whose income, with adjustments for family size, is between eighty and one-tenth percent and one hundred twenty percent of the median income for San Mateo County as published by the Department of Housing and Community Development.

Household, Very Low Income: Any household whose income, with adjustments for family size, is fifty percent or less of the median income for San Mateo County as established by the U.S. Department of Housing and Urban Development.

Infrastructure, Green: A cost-effective, resilient approach to managing wet weather impacts that provides many community benefits.

Infrastructure, Natural: A strategically planned and managed network of natural lands, such as forests and wetlands, working landscapes, and other open spaces that conserves or enhances ecosystem values and functions and provides associated benefits to human populations.

Level of Service: A measurement of traffic congestion, ranging from LOS A to LOS F, with LOS A representing free-flowing conditions, and LOS F stop-and-go conditions.

Non-prime Agricultural Land: Other coastal agricultural lands that do not qualify as prime but are in use for crops or grazing or are otherwise suitable for agriculture.

Non-Priority Use: Any development other than those considered to be priority uses.

Non-soil Dependent Horticulture: Horticulture uses not dependent upon prime soils that can be located in greenhouses.

Open Space Land: As defined by Public Resources Code Section 65560, open space land means any parcel or area of land or water that is essentially unimproved and devoted to an open-space use as defined in this section, and that is designated on a local, regional, or state open-space plan as any of the following:

- (1) Open space for the preservation of natural resources, including, but not limited to, areas required for the preservation of plant and animal life, including habitat for fish and wildlife species; areas required for ecologic and other scientific study purposes; rivers, streams, bays, and estuaries; and coastal beaches, lakeshores, banks of rivers and streams, and watershed lands.
- (2) Open space used for the managed production of resources, including, but not limited to, forest lands, rangeland, agricultural lands, and areas of economic importance for the production of food or fiber; areas required for recharge of groundwater basins; bays, estuaries, marshes, rivers, and streams that are important for the management of commercial fisheries; and areas containing major mineral deposits, including those in short supply.
- (3) Open space for outdoor recreation, including, but not limited to, areas of outstanding scenic, historic, and cultural value; areas particularly suited for park and recreation purposes, including access to lakeshores, beaches, and rivers and streams; and areas that serve as links between major recreation and open-space reservations, including utility easements, banks of rivers and streams, trails, and scenic highway corridors.
- (4) Open space for public health and safety, including, but not limited to, areas that require special management or regulation because of hazardous or special conditions such as earthquake fault zones, unstable soil areas, flood plains,

watersheds, areas presenting high fire risks, areas required for the protection of water quality and water reservoirs, and areas required for the protection and enhancement of air quality.

(5) Open space in support of the mission of military installations that comprises areas adjacent to military installations, military training routes, and underlying restricted airspace that can provide additional buffer zones to military activities and complement the resource values of the military lands.

(6) Open space for the protection of places, features, and objects described in Sections 5097.9 and 5097.993 of the Public Resources Code.

Open Space, Common: Recreational areas and facilities for the use of prospective residents of a neighborhood or project, including but not limited to tennis courts, golf courses, swimming pools, playgrounds, or community gardens. Common open space does not include driveways, parking lots, private patios and yards, or other developed areas.

Open Space, Private: Open space areas for the private use of residents of individual units, including but not limited to patios, decks, yards, and land permanently dedicated to agricultural use.

Open Space, Public: Open space area used for public recreation including but not limited to public parks and accessory parking lots, beaches, bike paths, hiking or equestrian trails, and vista points, all of which are accessible to members of the general public. Environmentally sensitive habitat areas and archaeological sites may be included in public open space only if such areas are usable by the public for passive recreation. Public open space does not include areas which are unusable for recreational purposes, i.e. private or public streets, private parking lots, or hazardous areas, such as steep slopes and bluff faces.

Prime Agricultural Land: Any land that meets the following criteria pursuant to Government Code Section 51201(c):

- (1) All land that qualifies for rating as class I or class II in the Natural Resource Conservation Service land use capability classifications.
- (2) Land which qualifies for rating 80 through 100 in the Storie Index Rating.
- (3) Land which supports livestock used for the production of food and fiber and which has an annual carrying capacity equivalent to at least one animal unit per acre as defined by the United States Department of Agriculture.
- (4) Land planted with fruit- or nut-bearing trees, vines, bushes, or crops which have a nonbearing period of less than five years and which will normally return during the commercial bearing period on an annual basis from the production of unprocessed agricultural plant production not less than two hundred dollars (\$200) per acre.

Priority Use: Developments that have priority over other developments for their location in the coastal zone, namely coastal-dependent uses, visitor-serving commercial uses, environmental resources, coastal access and recreation, agriculture and associated research uses. In Half Moon Bay, priority uses also include affordable housing.

Public Works: (1) All production, storage, transmission, and recovery facilities for water, sewerage, telephone, and other similar utilities owned or operated by any public agency or by any utility subject to the jurisdiction of the Public Utilities Commission, except for energy facilities. (2) All public transportation facilities, including streets, roads, highways, public parking lots and structures, ports, harbors, airports, railroads, and mass transit facilities and stations, bridges, trolley wires, and other related facilities. For purposes of this division, neither the Ports of Hueneme, Long Beach, Los Angeles, nor San Diego Unified Port District nor any of the developments within these ports shall be considered public works. (3) All publicly financed recreational facilities, all projects of the State Coastal Conservancy, and any development by a special district. (4) All community college facilities.

Redevelopment: Alteration, demolition, or replacement of 50 percent or more of the major structural components of any structure or an addition of 50% or more of such structure. In all cases, policies that apply to “new development” shall also apply to “redevelopment.”

Resource-dependent Use: Any development or use that depends on the area or resources within or adjacent to environmentally sensitive habitat areas to be able to function, including, but not limited to, nature observation, research and education, passive recreation including horseback riding, bicycle and pedestrian trails, and low-impact campgrounds.

Riparian Corridor: An association of primarily native plant and animal species within or adjacent to a watercourse. Boundaries of riparian corridors are determined by the limit of riparian vegetation or top of bank, or other confining topography, whichever is greater. The limit of riparian vegetation is determined by the drip line of riparian canopy trees or the limit of riparian shrubs or herbaceous vegetation.

Sensitive Coastal Resource Area: Those identifiable and geographically bounded land and water areas within the coastal zone of vital interest and sensitivity, including the following:

- (1) Special marine and land habitat areas, riparian corridors, wetlands, lagoons, and estuaries.
- (2) Areas possessing significant recreational value.
- (3) Highly scenic areas.
- (4) Archaeological sites referenced in the California Coastline and Recreation Plan or as designated by the State Historic Preservation Officer.

- (5) Special communities or neighborhoods which are significant visitor destination areas.
- (6) Areas that provide existing coastal housing or recreational opportunities for low- and moderate-income persons.
- (7) Areas where divisions of land could substantially impair or restrict coastal access.

Soil Dependent Horticulture: Horticulture uses that require prime soil as a growing medium.

Special District: Any public agency other than a local government formed pursuant to general law or special act for the local performance of governmental or proprietary functions within limited boundaries, including, but not limited to, a county service area, a maintenance district or area, an improvement district or improvement zone, or any other zone or area, formed for the purpose of designating an area within which a property tax rate will be levied to pay for service or improvement benefiting that area.

Street, Complete: A transportation facility that is planned, designed, operated, and maintained to provide safe mobility for all users, including bicyclists, pedestrians, transit vehicles, truckers, and motorists, appropriate to the function and context of the facility.

Street, Green: A street right-of-way that incorporates vegetation, soil, and engineered systems (e.g. permeable pavements) to slow, filter, and cleanse stormwater runoff from impervious surfaces (e.g. streets and sidewalks).

Unique Species: An organism that has scientific or historic value, few indigenous habitats, some characteristic(s) that draw attention or are locally uncommon, or that are common only locally or are of limited range.

Vehicle Miles Traveled: The amount and distance of automobile travel attributable to a plan or project, determined for evaluation of transportation impacts under the California Environmental Quality Act.

View Corridor: A public roadway where breaks in vegetation and development allow for uninterrupted views west towards the ocean and bluffs or east towards the foothills and ridgelines.

Viewshed: An area with broad expanses of views towards or across a highly scenic coastal area, including the ocean, beach, bluffs, dunes, foothills and ridgelines, agricultural lands, riparian corridors, and open space conservation areas, as viewed from public areas including roads, trails, and public view point areas at higher altitudes.

Watercourse: The course over which water currently flows or has flowed. The boundaries of a watercourse are defined by the top of the bank or similar topography that confines the water at its highest level.

Wetlands: Consistent with the single-parameter definition of wetlands that requires evidence of only one of three wetland indicators (hydrophytic vegetation, hydric soils, or saturated

substrate), wetlands are defined as land where the water table is at, near, or above the land surface long enough to promote the formation of hydric soils or to support the growth of hydrophytes, and shall also include those types of wetlands where vegetation is lacking and soil is poorly developed or absent as a result of frequent and drastic fluctuations of surface water levels, wave action, water flow, turbidity or high concentrations of salts or other substances in the substrate. Such wetlands can be recognized by the presence of surface water or saturated substrate at some time during each year and their location within, or adjacent to, vegetated wetlands or deep-water habitats.

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