

## 14 GLOSSARY OF TERMS

### A. Abbreviations

AARP:	American Association of Retired People
AB:	Assembly Bill
ABAG:	Association of Bay Area Governments
ADT:	Average Daily Traffic
ALS:	Advanced Life Support
BAAQMD:	Bay Area Air Quality Management District
BMP:	best management practices
CAA:	Clean Air Act
CalFire:	California Department of Forestry and Fire Protection
Cal-IPC:	California Invasive Plant Council
CalEPA:	California Environmental Protection Agency
CAP:	Climate Action Plan
CARB:	California Air Resources Board
CDF:	California Department of Forestry
CDFG:	California Department of Fish and Game
CEQA:	California Environmental Quality Act
CGS:	California Geological Survey
CH <sub>4</sub> :	methane
CIP:	Capital Improvements Program
CMA:	Santa Clara County Congestion Management Agency
CMP:	Congestion Management Program
CNDDDB:	California Natural Diversity Database
CNEL:	Community Noise Equivalent Level
CO:	carbon monoxide
CO <sub>2</sub> :	carbon dioxide
CO <sub>2e</sub> :	carbon dioxide equivalent
Db:	decibel
dBA:	A-weighted decibels
DOT:	California Department of Transportation
DPM:	diesel particulate matter

TOWN OF LOS GATOS  
2020 GENERAL PLAN  
GLOSSARY OF TERMS

DTSC:	California EPA, Department of Toxic Substances Control
EIR:	Environmental Impact Report
EMS:	Emergency Medical Service
EOC:	Emergency Operations Center
EOP:	Emergency Operations Plan
EPA:	U.S. Environmental Protection Agency
EV:	electric vehicle
FAR:	floor area ratio
FEMA:	Federal Emergency Management Agency
GHG:	greenhouse gas
GPAC:	General Plan Advisory Committee
GPC:	General Plan Committee
HFC:	hydrofluorocarbon
HOV:	High Occupancy Vehicle
HUD:	U.S. Department of Housing and Urban Development
LAFCo:	Local Agency Formation Commission
L <sub>dn</sub> :	day-night average sound level
LEED:	Leadership in Energy and Environmental Design
L <sub>eq</sub> :	equivalent sound level
L <sub>max</sub> :	maximum sound level
LOS:	level of service
MGD:	million gallons per day
MPO:	metropolitan planning organization
MROSD:	Midpeninsula Regional Open Space District
MTC:	Metropolitan Transportation Commission

TOWN OF LOS GATOS  
2020 GENERAL PLAN  
GLOSSARY OF TERMS

N <sub>2</sub> O:	nitrous oxide
NFIP:	National Flood Insurance Program
NTC:	Neighborhood Traffic Calming
OSP:	Open Space Preserve
PFC:	perfluorocarbon
PPW:	Town of Los Gatos Parks and Public Works Department
PM:	suspended particulate matter
PM <sub>10</sub> :	particulate matter of 10 micrometers or less in size
PM <sub>2.5</sub> :	particulate matter of 2.5 micrometers or less in size
RWQCB:	Regional Water Quality Control Board
SB:	Senate Bill
SCVWD:	Santa Clara Valley Water District
SF <sub>6</sub> :	sulfur hexafluoride
SMSA:	Standard Metropolitan Statistical Area
SOI:	sphere of influence
SRI:	Solar Reflectance Index
TAC:	Toxic Air Contaminant
TDM:	transportation demand management
TMDL:	total maximum daily loads
VLR:	Vasona Light Rail
VMT:	vehicle miles traveled
VOC:	volatile organic compound
VTA:	Santa Clara Valley Transportation Authority
WVCR:	West Valley Collection and Recycling
WVSD:	West Valley Sanitation District

## *B. Terms and Definitions*

The following terms and definitions are used throughout this General Plan.

**Acreage, Net.** The portion of a site that can actually be built upon, which is the area remaining after dedication of ultimate rights-of-way for:

- ◆ Exterior boundary streets.
- ◆ Flood ways.
- ◆ Public parks and other open space developed to meet minimum standards required by Town Code.
- ◆ Utility Easements and rights-of-way may not be counted as net acreage.

**Action.** An action is a program, implementation measure, procedure, or technique intended to help to achieve a specified goal. (See “Goal.”)

**Adaptive Plant Species.** Non-native plant species that require low maintenance and thrive well in their environment.

**Archaeological Resource.** Material evidence of past human activity found below the surface of the ground or water, portions of which may be visible above the surface.

**Assisted Living Facilities.** Assisted living facilities provide a level of care that is between independent living and nursing care homes for seniors who only need some support for daily activities. Assisted living facilities often provide assistance for daily activities of seniors in otherwise independent senior housing, including support for such activities as cooking, laundry, bathing, housekeeping and taking medication.

**Bay-Friendly Landscaping Guidelines.** Guidelines, developed by Stopwaste.org of Alameda County focused specifically on San Francisco Bay Area green landscaping and widely recognized throughout the Bay Area. These guidelines promote a context-sensitive approach focusing on site planning, stormwater and site drainage, earthwork and soil health, materials, irrigation, planting and maintenance. The Bay-Friendly Landscaping

Guidelines have been adopted by many cities, counties and regional agencies/organizations throughout the San Francisco Bay Area including Santa Clara County and the City of San Jose. For more information on the Bay-Friendly Landscaping Guidelines, go to [www.stopwaste.org](http://www.stopwaste.org).

**Best Management Practices (BMP).** A set of management strategies that most successfully and/or efficiently lead to a particular goal. For example, stormwater best management practices (BMPs) might be management practices (such as nutrient management) or structural practices (such as terraces) designed to reduce the quantities of pollutants (such as sediment, nitrogen, phosphorus and animal wastes) that are washed by rain and snow melt from farms.

**Bicycle Path (Class I facility).** A paved route not on a street or roadway and expressly reserved for bicycles traversing an otherwise unpaved area. Bicycle paths may parallel roads but typically are separated from them by landscaping.

**Bicycle Lane (Class II facility).** A corridor expressly reserved for bicycles identified by pavement markings or lane stripes on a street or roadway in addition to any lanes for use by motorized vehicles.

**Bicycle Route (Class III facility).** A facility shared with motorists and identified only by signs; a bicycle route has no pavement markings or lane stripes.

**California Invasive Plant Council (Cal-IPC).** The California Invasive Plant Council (Cal-IPC) is a statewide non-profit organization whose mission is to protect California wildlands from invasive plants through restoration, research, and education. The Cal-IPC maintains the California Invasive Plant Inventory, which is widely referenced by government agencies and private entities throughout California and is included in the GreenPoint Rated Building Guidelines and the Bay-Friendly Landscaping Guidelines.

**California Environmental Quality Act (CEQA).** Legislation (California Public Resources Code section 21000 et seq.) passed in 1970 by which projects are reviewed for the purpose of evaluating potential environmental impacts of new development to the State.

**Capital Improvements Program (CIP).** A Capital Improvements Program (CIP) is administered by a City or Town. A CIP schedules permanent improvements, usually for a minimum of five years in the future, to fit the projected fiscal capability of the local jurisdiction. The program generally is reviewed annually for conformance to and consistency with the General Plan.

**Climate Action Plan (CAP).** Plan by which jurisdictions identify and evaluate feasible and effective policies to reduce their greenhouse gas emissions through a combination of public and private sector policies and programs. By taking a proactive approach to planning, jurisdictions can lower their greenhouse gas emissions, reduce their energy costs, protect air quality and public health and improve the economy and environment.

**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.

**Complete Streets.** Street that is designed to be shared by cars, transit, bicyclists, and pedestrians. Complete Streets include facilities that provide space for all transportation modes and often include sidewalks, bicycle lanes, street trees, and landscaping.

**Conditional Use Permit (CUP).** A permit issued by Town staff subject to the discretionary and conditional review of an activity, function, or operation on a site or in a building or facility for consistency with the Town Code.

**Continuum of Care.** Refers to the interconnected, full range of services available to seniors, which allows for ease of transfer between facilities as the needs of seniors transition from independent living facilities to nursing care homes and all services available in between.

**Cool Roof/Pavement.** A cool roof or pavement is generally light-colored and reflects and emits the sun's heat back to the sky instead of transferring it to the building below or to the immediate surrounding area.

**Coordinate.** To solicit input and consultation from an outside agency or organization.

**Cultural Resources.** As defined by CEQA, includes historic, archaeological and paleontological resources, such as historic buildings, sites, or districts, as well as human remains.

**dB.** Decibel; an unit used to express the relative intensity of a sound as it is heard by the human ear. The threshold of human hearing is 0 dB. Since the decibel scale is logarithmic, 10 decibels are ten times more intense and 20 decibels are a hundred times more intense than 1 db.

**dba.** The “A-weighted” scale for measuring sound in decibels; weighs or reduces the effects of low and high frequencies in order to simulate human hearing. Every increase of 10 dBA doubles the perceived loudness even though the noise is actually ten times more intense.

**Density.** The amount of development on a property. (See also “Density, Residential” and “Floor Area Ratio.”)

**Density, Residential.** The number of permanent residential dwelling units per acre of land. Densities specified in the General Plan are expressed in dwelling units per net acre. (See “Acreage, Net.”)

**Development.** The physical extension and/or construction of land uses. Development activities may include: subdivision of land; construction or alteration of structures, roads, utilities and other facilities; grading; deposit of refuse, debris, or fill materials; and clearing of natural vegetative cover.

**Development Policy for In-Fill Projects.** Information on this policy is available at the following link: <http://www.losgatosca.gov/documents/Community%20Development/Planning/Policies/In-Fill%20Projects.pdf>

**Downtown.** The historic commercial heart of Los Gatos. Downtown encompasses the southwest section of Town and is generally bounded by Blossom Hill Road and Pine Avenue to the north; Glen Ridge Avenue to the west; Wood Road, College Avenue, and Cleland Avenue to the south; and Los Gatos Boulevard to the east. Downtown includes the Central Business District General Plan land use designation, shown on the General Plan land use map.

**Dual Plumbing.** Plumbing that uses two independent piping systems that deliver potable water for consumption and reclaimed water for irrigation. Also known as “purple pipes.”

**Dwelling Unit.** The place of customary abode of a person or household which is either considered to be real property under State law or cannot be easily moved.

**Element.** California State Government Code Section 65302 requires each General Plan to contain seven separate “elements,” similar to chapters that set goals, policies and actions for each mandated subject. Topics can sometimes be combined or included into other elements, as allowed by State law. Other elements are optional.

**Emergency Access.** A road or trail with removable barriers that is capable of accommodating vehicles and fire apparatus and can be utilized for evacuation or emergency response functions.

**Energy or Water Efficiency Audit.** An evaluation, by a trained professional, of the energy or water efficiency of a building, often done when a building is sold or prior to substantial remodels.

**Environmental Impact Report (EIR).** A report required pursuant to the California Environmental Quality Act (CEQA) that assesses all the environmental characteristics of an area, determines what effects or impacts will result if the area is altered or disturbed by a proposed action and identifies alternatives or other measures to avoid or reduce those impacts. (See “California Environmental Quality Act.”)

**Fault.** A fracture in the earth’s crust that forms a boundary between rock masses that have shifted.

**Floor Area Ratio (FAR).** The size of a building in square feet (gross floor area) divided by net land area, expressed as a decimal number. For example, a 60,000-square-foot building on a 120,000-square-foot parcel would have a floor area ratio of 0.50. The FAR generally is used in calculating the building intensity of residential and non-residential development. It is not related to the height of the building.

**Gateway.** An area located where a major street meets the town limit. It is a point along a roadway at which a pedestrian, motorist, or cyclist gains a sense of having entered the town.

**General Plan.** A compendium of Town policies in the form of maps and accompanying text and adopted by the Town Council regarding its long-term development. The General Plan is a legal document required of each local agency by the State of California Government Code Section 65301. In California, the General Plan has seven mandatory elements (Circulation,

Conservation, Housing, Land Use, Noise, Open Space, Public Safety) and may include any number of optional elements.

**Goal.** A description of the general desired results that Los Gatos seeks to create through the implementation of the General Plan. Goals are included in each element of the Plan and may include the key physical or community characteristics that the Town and its residents wish to maintain or develop.

**Green Roofs.** A roof that is partially or completely covered with vegetation and soil, or a growing medium, planted over a waterproofing membrane. Green roofs capture and filter stormwater as well as reduce heat loss through the roof, providing additional insulation for the building.

**Greenhouse Gases (GHGs).** Gases that are emitted into the atmosphere through both natural and man-made processes and remain trapped in the atmosphere.

**GreenPoint Rated Building Guidelines.** Widely-recognized green building standards specific to the San Francisco Bay Area and developed by Build-It-Green in partnership with Stopwaste.org of Alameda County. These guidelines have already been adopted by the Town of Los Gatos. These guidelines address the design, construction, and operation of new homes and remodels. For more information on the GreenPoint Rated Building Guidelines, go to [www.builditgreen.org/greenpoint-rated/guidelines](http://www.builditgreen.org/greenpoint-rated/guidelines).

**Groundwater.** Water that exists beneath the earth's surface, typically found between saturated soils and rock and is used to supply wells and springs.

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

**Heat Island.** An urban area that is significantly warmer in temperature than surrounding rural areas because of heat released by exposed urban infrastructure, such as pavement and rooftop surfaces.

**Historic Resource.** The Town recognizes an historic resource as follows: any structure/site that is located within an historic district; or any structure/site that is historically designated; or any primary structure constructed prior to 1941, unless the Town has determined that the structure has no historic significance or architecture merit.

**Household.** All persons occupying a single dwelling unit.

**Invasive Plants.** Plants introduced by humans into a region, often spreading aggressively and destroying wildlife habitat.

**Land Use.** The occupation or utilization of an area of land for any human activity or purpose.

**Land Use Designation.** One specific category in a classification series of appropriate use of properties. A designation has an associated list of applied land use and management policies.

**Leadership in Energy and Environmental Design (LEED).** The green building certification system developed by the U.S. Green Building Council, a non-profit organization devoted to developing cost-efficient and energy-saving green buildings throughout the U.S. LEED uses a point system to rate the energy-efficiency of the design, construction and operation of new construction and the renovation of existing buildings. LEED offers four ratings for qualified buildings, from lowest to highest rating: Certified, Silver, Gold and Platinum. For more information on LEED, go to [www.usgbc.org](http://www.usgbc.org).

**Least Restrictive Development Area (LRDA).** Areas designated in the Los Gatos Hillside Specific Plan where development is not prohibited.

**Level of Service (LOS) Standard.** A standard used by government agencies to measure the quality or effectiveness of a municipal service, such as police, fire, or library, or the performance of a facility, such as a street or highway.

**Level of Service (LOS) for Traffic.** A scale that measures the amount of traffic that a roadway or intersection can accommodate, based on such factors as driver dissatisfaction, delay, and maneuverability.

**Lifecycle Cost Analysis.** Comprehensive investigation and valuation of the environmental impacts of a given product or service caused or necessitated by its existence.

**Mixed Use.** Any mixture of land uses, including mixtures of residences with commercial, offices with retail, or visitor accommodation with offices and retail. As distinguished from a single use land use designation or zone, mixed use refers to an authorized variety of uses for buildings and structures in a particular area.

**Mobile Home.** A structure, transportable in one or more sections, built on a permanent chassis and designed for use as a single-family dwelling unit.

**Mobile Home Park.** A residential development designed and developed for occupancy by mobile homes and manufactured housing. Home sites within a mobile home park may be rented or leased by park residents, or the park may be owned in common by all residents.

**Multi-Modal Transportation.** Refers to various modes of travel other than driving, including public transit, walking, bicycling, and other alternative modes of transportation.

**Multi-Use Facility.** A facility shared for multiple activities and/or utilized by multiple types of users. For example, a trail accessible to and utilized by pedestrians, bicyclists and equestrians. A multi-use field would have facilities that could be used for more than one sport and could be available for informal pick-up games or organized play.

**Native Plant Species.** Plants that occur naturally in a region without direct or indirect human interference.

**Parcel.** A lot, or contiguous group of lots, in single ownership or under single control, usually considered a unit for purposes of development.

**Passive Solar Heating and Cooling.** Refers to the natural heating and cooling process that occurs as a result of a building's site design and layout. Passive solar heating and cooling can be achieved, for example, when a building is designed to optimize air-movement for ventilation. Passive solar heating and cooling can also be achieved when a building includes solar heating systems, such as a solarium, or passive cooling systems, such as strategic tree shading and building orientations.

**Pedestrian-Oriented Design.** An approach to architectural design intended to facilitate movement on foot in an area, as opposed to design that primarily serves automobile movement. Examples of pedestrian-oriented design include pathways following the most direct route from sidewalk to front door, continuous building streetwalls with shop windows, outdoor cafes, street trees and benches, and architectural enhancement in the first two floors that are at human scale.

**Planning Area.** The land area addressed by a municipality's General Plan. The Planning Area does not lead to regulatory powers outside of the Town limit. Los Gatos's planning area is the same as its sphere of influence (SOI). The unincorporated land within the Town of Los Gatos will remain under the jurisdiction of the County of Santa Clara unless annexed to the Town. (See also "Sphere of Influence.")

**Policy.** A policy specific statement that guides decision-making as the Town works to achieve a goal. Such policies, once adopted, represent statements of Town regulation and require no further implementation. The General Plan's policies set out the standards that will be used by Town staff, the Planning

Commission, and Town Council in their review of land development projects and in decision-making processes. (See “Action.”)

**Roundabout.** A circular road junction or intersection at which traffic slows and enters a one-way stream around a central median island.

**Sensitive Receptors.** Land uses sensitive to noise, odor, and particulate matter such as residential areas, hospitals, convalescent homes, and facilities and schools.

**Specific Plan.** Under Article 8 of the Government Code (Section 65450 et seq), a legal tool for detailed design and implementation of a defined portion of the area covered by a General Plan with a particular focus on land uses, circulation, and infrastructure. A Specific Plan may include all detailed regulations, conditions, programs, and/or proposed legislation which may be necessary or convenient for the systematic implementation of any General Plan element(s).

**Sphere of Influence (SOI).** Under State law, the term used for the area outside of the Town limit that plans for the probable physical boundaries and service area of a local agency, as determined by the Local Agency Formation Commission (LAFCo). (See also “Planning Area.”)

**Title 24.** Title 24, Part 6 of the California Code of Regulations establishes the Energy Efficiency Standards for Residential and Nonresidential Buildings. These standards were adopted in response to a legislative mandate to reduce California’s energy usage. Energy efficiency standards for residential buildings generally relate to the building envelope, HVAC, water heating and lighting. Standards for nonresidential buildings generally relate to the building envelope, mechanical systems, and indoor and outdoor lighting. For more information on Title 24, go to [www.energy.ca.gov/title24](http://www.energy.ca.gov/title24).

**Town.** Town with a capital “T” generally refers to the Los Gatos Town government or administration. Town with a lower case “t” may mean any town or may refer to the geographical area of Los Gatos.

**Town Limit.** The legal boundaries of the geographical area subject to the jurisdiction of Los Gatos’s Town government. For example, development applications for properties located within the town limit are reviewed by the Town.

**Traffic Calming.** Measures designed to reduce motor vehicle speeds and to encourage pedestrian use, including:

- ◆ Narrow streets
- ◆ Tight turning radii
- ◆ Sidewalk bulbouts
- ◆ Parking bays
- ◆ Textured paving at intersections
- ◆ On-street parking

**Unincorporated Area.** Property located outside of the Town limit. Development in the unincorporated area is subject to County jurisdiction.

**Water Efficiency Landscaping Ordinance.** Los Gatos ordinance which promotes conservation and the efficient use of water and encourages the use of recycled water for irrigation. All new commercial and residential developments greater than five units are subject to this ordinance.

**Watershed.** The land area extending from the topographic high points where water collects, such as ridges, down to the topographic low point where the area drains into a creek, river, bay, ocean, or other waterbody.

**Wastewater.** Water that has already been used for washing, flushing, or in a manufacturing process, and therefore contains waste products such as sewage or chemical by-products.

**Zoning.** The division of a Town by ordinance or other legislative regulation into districts, or zones, which specify allowable uses for real property and size

TOWN OF LOS GATOS  
2020 GENERAL PLAN  
GLOSSARY OF TERMS

restrictions for buildings constructed in these areas; a program that implements the land use policies of the General Plan.

**Zoning District.** A designated area of the Town for which prescribed land use requirements and building and development standards are or will be established.