

Glossary of Definitions

A

Above Moderate Income Household

A household whose income exceeds 120% of the AMI, with adjustments for smaller or larger families.

ACE

Altamont Commuter Express

ADEIR

Administrative Draft Environmental Impact Report

ADT

Average Daily Trips

Affordable Housing Impact Fee

The fee assessed against all residential development in Mountain House, except Density Bonus Units, Additional Town Center Units, and Second Unit Dwellings, which is used to generate revenues for the Mountain House Housing Trust Fund (MHHTF).

Agency

A public entity empowered to provide those services necessary to support a particular development.

Alley

A secondary means of access to property which is located at the rear or side of the property.

Area Median Income (AMI)

The estimated San Joaquin County median household income provided by the United States Department of Housing and Urban Development (HUD).

Assignment Agreement

The reapportionment of housing units from one property to another keeping to infrastructure limitations; such as wastewater allocation.

Assignment Application

Application through San Joaquin County to approve Assignment Agreement.

B

Basin, Detention

A drainage pond with metered outlet facilities for terminal drainage capable of storing a required stormwater runoff volume and emptying through the outlet facilities over a specified time.

Basin, Retention

Drainage pond with no outlet facilities for terminal drainage which is capable of storing the required storm water runoff volume and of emptying through percolation and evaporation over a specified time.

BBID

Byron Bethany Irrigation District

Best Management Practices (BMP's)

Accepted industry methods to improve water quality standards of storm runoff to the maximum feasible level.

Bike Lane

A Class II bikeway consisting of a separate, marked lane within a roadway, with guide signs and pavement markings.

Bike Path

A Class I bikeway consisting of a path separated from the roadway or vehicular network.

Bike Route

A Class III bikeway consisting of a route that is signed only, with the cyclist sharing right-of-way with motorists.

Bikeway

An area either within or outside the right-of-way of a dedicated street where bicycle travel is the designated use. "Bikeway" includes bike paths, bike lanes, and bike routes.

Board of Supervisors or Board

The Board of Supervisors of San Joaquin County.

C

CATV

Charter Communications Television

CDD

Community Development Department

CDE

California Department of Education

CDFG

California Department of Fish and Game

(C)DHS

California Department of Health Services

CEC

California Energy Commission

CECR

Community Energy Conservation Report

CEQA

California Environmental Quality Act

Child Care Center

Any facility, of any capacity, in which non-medical care and supervision is provided for children in a group setting for less than twenty-four (24) hours per day.

CNEL

Community Noise Equivalent Level

CNG

Compressed Natural Gas

COG

Council of Governments

Community Approvals

All prior and future County and MHCS D discretionary approvals and permits, and implementation ordinances and actions taken for the Mountain House community. This also includes the subsequent plans and programs that were prepared as required by the Master Plan and the Master Plan Development Agreement between the County and Trimark Communities, LLC.

Community Wall

Walls which adjoin major public streets, parks, public use areas and community entrances. Community walls are intended to provide protection from roadway and other noise, privacy and security. Community walls are constructed of masonry or other permanent, durable, low maintenance materials.

County

The County of San Joaquin.

CRHR

California Register of Historic Resources

D

DCC

Delta Community College

DCRC

Design Consistency Review Committee

Density Bonus Unit

Density Bonus Unit means an additional residential dwelling unit which is not included in the calculations of residential densities specified by the Mountain House Master Plan or by any of the various Specific Plans for the Mountain House Community and which is part of a residential development that meets the requirements for receiving a density bonus specified by the County's Development Title.

Density, Maximum Neighborhood

The ratio of the maximum number of residential units by land use category to the total number of acres in that land use category.

Density, Minimum Neighborhood

The ratio of the minimum number of residential units by land use category to the total number of acres in that land use category.

Density Range, General Plan

The range of density allowed for individual project within a given land use district.

Development

The division of a parcel of land into two or more parcels; the construction, reconstruction, conversion, structural alteration, relocation, or enlargement of any structure; excavation, or land disturbance; and any use or extension of the use of the land.

Development Agreement

Contracts established between the County and the master developer or other developers of Mountain House.

Development Permit

Any ministerial or discretionary permit required for a project, excluding General, Master or Specific Plans or amendments, Special Purpose Plans or amendments, ordinance text changes, and rezonings. (Note: See Chapter Seventeen: Implementation for exceptions to the term First Development Permits).

Development Title

Title 9 or the Ordinance Code of San Joaquin County which contains regulations regarding development, such as use restrictions, subdivision creation, and infrastructure provision.

Director

The director of the San Joaquin County Community Development Department.

Discretionary Permit

A development permit requiring environmental review (as opposed to a “Ministerial” permit which is not subject to environmental review) and involving some discretion on the part of the review authority to approve, deny, or to attach conditions to the permit.

DOE

Department of Energy

Dwelling Unit

Any building or portion thereof containing living facilities, including provisions for sleeping, eating, cooking, and sanitation for no more than one family, and having only one (1) kitchen.

DWR

Department of Water Resources

E

EAEC

East Altamont energy Center

EIR

Environmental Impact Report.

EMF's

Electric Magnetic Fields

ESA

Environmental Site Assessment

F

Fair Share

The community's financial obligation for a study, service, or improvement that is necessary to accommodate the development of Mountain House.

Final Map

The map or recording instrument for Major Subdivisions of land as described in Chapter 9-910. The final map must be in substantial compliance with the approved tentative map. A final map filed with the County Recorder may also be used to effect an approved tentative map for a Minor Subdivision at the option of either the subdivider or the County.

Flood Hazard

The danger of damage to persons or property from overflow water resulting from a one hundred (100) year flood or from the accumulation or flow of water determined to be hazardous by the Floodplain Administrator.

Floodway

The channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the one-hundred (100) year flood without cumulatively increasing the water surface elevation more than one (1) foot. Floodway also means the floodway shown on the Flood Insurance Maps.

FWS

Fish and Wildlife Service

G

General Plan (GP)

The official document consisting of maps and text adopted by the County as a policy guide to decisions pertaining to the physical development of the County. It is the County's statement of goals, policies, and actions necessary for orderly development and growth and thereby serves as a guide for many public decisions, especially land use changes, preparation of capital improvement programs, enactment of development regulations, and imposition of impact fees.

General Plan Amendment (GPA)

An amendment to the adopted General Plan, requiring a formal application and subject to the County's public hearing process.

Goal

A statement that sets an overall direction for planning efforts and represents an ideal future end, condition or state related to the public health, safety or general welfare toward which planning and planning implementation measures are directed.

H

HCP

Habitat Conservation Plan

HMP

Habitat Management Plan

Home Occupation

Any occupation which is conducted within a dwelling, is clearly incidental and secondary to the use of the dwelling for dwelling purposes, and does not change the residential character or use of the dwelling.

Homeowner's Association (HOA)

A community association, composed of individual owners of a development which is created for the purpose of holding title to common property, managing and maintaining the common property, and enforcing certain covenants and restrictions for the overall benefit of its members.

Housing Trust Fund

The mechanism created to apply fee revenues to the affordable housing needs in Mountain House. An affordable housing fee assessed against all residential development in Mountain House will generate revenues for the trust fund.

I

Implementation Measure

An action, procedure, program or technique that carries out a policy. Implementation Measures typically spell out required actions or approvals, programs, timing, or similar requirements.

Improvement Plans

Plans, profiles, specifications, and engineer's estimates of improvement cost, and all necessary details of the improvement proposed for installation or modifications.

Improvements

Infrastructure facilities required to serve development projects, and buildings, structures, landscaping or other elements constructed as part of a development project. Improvements shall also mean such specific facilities the installation of which is necessary or desirable to ensure conformity to or implementation of the County General Plan or Specific Plans.

Infrastructure

Facilities needed to sustain industrial, residential, and commercial activities, including water, drainage, and sewer lines; streets and roads; communications; and public facilities and other underground utilities. Roadway improvements may include, but not be limited to, grading, pavements, curbs and gutters, sidewalks, driveways bridges, traffic signals, roadway lighting, signs, or roadway landscaping. Drainage improvements may include, but not be limited to, main pipelines, culverts, drainage inlets, connector pipes, manholes, channels, ponds, ditches, and appurtenances. Wastewater improvements may include, but not be limited to, wells, main pipelines, service laterals, manholes, cleanouts, and appurtenances. Water improvements may

include, but not be limited to, main pipelines, service laterals, valves, meters, hydrants, and appurtenances.

J

Jobs/Housing Ratio

The ratio of required housing to available housing.

K

L

LESD

Lammersville Elementary School District

Ldn

Day-Night Average Sound Level

Leq

Noise Equivalent Level

LOS

Level of Service

Low Income Household

A household whose income is between 51% and 80% of the AMI, with adjustments for smaller and larger families.

Lower Income Household

A household whose income does not exceed 80% of the AMI, with adjustments for smaller and larger families.

M

Master Plan

The Mountain House Master Plan, a policy document which presents policies, requirements and standards for the entire Mountain House community and guides the preparation of subsequent Specific Plans, Tentative Maps, and other approvals required to implement the proposed project.

Median

The portion of a divided roadway separating the traveled way for traffic in opposite directions. A median may be raised, landscaped or painted.

MHMP

Mountain House Master Plan

MID

Modesto Irrigation District

Minimum Parcel Size

The smallest unit of land permitted through subdivision within a zoning designation, as outlined in this Title.

Minimum Ratio

The ratio of required housing to available housing, where housing in a given year is compared to available housing three years earlier.

Ministerial Permit

A Development Permit which must be approved by the review authority if the applicant meets specified standard requirements. A ministerial permit is not subject to environmental review.

MMP

Mitigation Monitoring Program

Moderate Income Household

A household whose income is between 81% and 120% of the AMI, with adjustments for smaller and larger families.

Mountain House Community Services District (MHCS D)

The Mountain House Community Services District established to administer and to provide certain services and infrastructure for the inhabitants of Mountain House.

Mountain House Development Title

The addendum to the San Joaquin County Development Title, which adds provisions to or amends provisions of the San Joaquin County Development Title in order to implement the Master Plan, Specific Plans, and Special Purpose Plans of Mountain House.

Mountain House Housing Trust Fund

The fund established by the County to receive revenues generated by applying the Affordable Housing Impact Fee to residential units that are to be constructed in Mountain House.

N

Neighborhood

One of the 12 areas planned for residential developments and for residential-serving uses that may include a K-8 school, a Neighborhood Park, a Neighborhood Commercial area, a Community Commercial area or Village Center, and a Community Park.

Neighborhood Centers

The area located near the center of each family neighborhood, and the Neighborhood K mixed active adult and family neighborhood, and designated for a K-8 school, a Neighborhood Park, Neighborhood Commercial, and other neighborhood-serving facilities.

NPDES

National Pollutant Discharge Elimination System

O

Objective

Language describing a specific end condition that represents an intermediate step to achieving a goal. In the context of this Master Plan, Objectives identify the end condition to be achieved through the application of Policies and Implementation Measures.

ORV

Off Road Vehicles

OSHA

Occupational Safety and Health Administration

P

Parkway

The area adjoining the outer edge of the roadbed, extending to the right-of-way line in which sidewalks, plantings, utilities, bank slopes and related facilities may be located.

PEA

Preliminary Environment Assessment

Pedestrian Way

A right-of-way designed for use by pedestrians and not intended for use by motor vehicles of any kind. A pedestrian way may be located within or outside of street right-of-way, at grade, or grade separated from vehicular traffic.

Phase

Phase, in the context of the first phase of development within the community, means the first Specific Plan within Mountain House.

Planning Agency

The San Joaquin County Board of Supervisors, the Planning Commission, or the Community Development Department.

Planning Commission

The Planning Commission of San Joaquin County.

Planning Director

The director of the San Joaquin County Community Development Department.

PLEP

Public Land Equity Program

Policy

A specific statement that guides decision-making. Each distinguishable topic of importance is introduced with one or more specific policies. These policies are the guidelines upon which the implementation measures are based. As guidelines they may be general or specific in nature, but in all cases they form the basis for interpreting and adding implementation measures. As a policy they are subject to interpretation by the Board of Supervisors in developing current and future implementations.

Population Serving Jobs

Jobs that will be generated simply because the residential population demands certain services, estimated at 52% of all permanent jobs created in the community.

Preliminary Map

Any lot line adjustment, merger, or tentative subdivision map that is sought only for the purpose of financing, land sale or exchange, or planning area segregation, after which a more definitive map will be submitted for approval before construction permits could be obtained for the mapped or affected area.

Program

Any formally written procedure, process, plan(s), or standards comprising a systematic approach to implementing an objective or policy.

Project Build-out

Build-out of all expected residential units, all commercial and industrial areas, and all public facilities.

Property Owner

The party that owns the land affected by an implementation measure at the time the measure must be implemented.

Public Facilities

Any of the following:

- (a) Public buildings, including schools and related facilities;
- (b) Facilities for the storage, treatment, and distribution of non-agricultural water;
- (c) Facilities for the collection and disposal of storm waters for flood control purposes;
- (d) Facilities for the generation of electricity and the distribution of gas and electricity;
- (e) Transportation and transit facilities including, but not limited to, streets, roads, ports, airports, and related facilities;
- (f) Parks and recreation facilities;
- (g) Police stations and fire stations; and
- (h) Hospitals.

Public Financing Plan (PFP)

The companion document to the Master Plan that identifies the financing needed to provide public services, and facilities, and identifies funding alternatives to implement the Master Plan. The PFP is based upon the policies, land use data, public facility and service standards, cost estimates and phasing plans identified in the Master Plan.

Public Services

Public services and public facilities, and the establishment, operation and maintenance of such services and facilities.

Q

R

Recreation Facility

Any building, structure, development, or improvements constructed or used for recreational purposes, whether or not located in a recreation area.

Recycling

The process by which waste products are reduced to raw materials and transformed into new and often different products. As it pertains to Chapter 9-1050 only, recycling means redirecting or utilizing a hazardous waste or substance from a hazardous waste, and includes recovery of resources from a hazardous waste.

Regional Jobs

Jobs that provide products or services to regional or worldwide populations estimated at less than half of the permanent jobs created in Mountain House.

Residential

Places where people live and sleep. The term includes, but is not limited to, single-family dwellings, apartments, institutions, mobile homes, group quarters, hotels and motels, convalescent hospitals and rest homes.

Residential Development

A project containing residential dwellings, including mobile homes, consisting of one (1) or more dwelling units, or a subdivision for the purpose of constructing one or more residential dwelling units. Residential development includes, but is not limited to, a preliminary or final development plan, tentative parcel map, use permit, or any other discretionary permit for new residential use.

Revision of Approved Actions

An application of the Community Development Department (CDD) to revise the terms of an approved action.

Right-of-Way

An easement for the use of roads, water and wastewater facilities, flood and drainage works, overhead and underground utilities, or any related improvements.

Riparian Corridor

A strip or generally contiguous area of riparian habitat.

Riparian Habitat

The banks and other terrestrial environs of fresh water bodies, watercourses, estuaries, and surface waters whose conditions provide soil moisture sufficiently in excess of that otherwise available through local precipitation to support the growth of mesic vegetation.

Road

Streets and highways, both public and private. The terms streets, roads, roadways, and highways are used interchangeably. Road includes the roadbed, all slopes, shoulders, side ditches, curb, gutters, sidewalks, and all other related facilities within the right-of-way.

Road System

The classification of streets and highways by their diverse functions and design. The General Plan and the Master Plan describe the hierarchy of roads in the County.

RTIF

Regional Transportation Improvement Fee

RWQCB

The State Regional Water Quality Control Board for a region as specified in Section 13200 of the Porter-Cologne Water Quality Control Act.

S

SBC

Southwest Bell Corporation

School Districts

All school districts located in whole or in part within the unincorporated areas of San Joaquin County.

Screening

A method of visually shielding or obscuring one abutting or nearby structure from another by fencing, walls, berms, or densely planted vegetation.

Second Unit Dwelling

A detached or attached dwelling unit, not including a mobile home, that is located on the same parcel as a primary single family dwelling, is clearly subordinate in size to said primary single family dwelling, and is subject to the requirements specified in the Mountain House Development Title.

Sediment

Any material transported or deposited by water, including soil debris or other foreign matter.

Service Provider

An agency designated by the County, the State, or the Local Agency Formation Commission to provide a specified public service to Mountain House.

Shall

Indicates an unequivocal directive.

Should

Signifies a less rigid directive, to be honored in the absence of compelling or contravening considerations.

Sign

Any device, structure, or fixture using graphics, symbols, and/or written copy designed specifically for the purpose of advertising, directing attention, or identifying any establishment, product, goods, services, or entertainment.

Site

Any lot or parcel of land or combination of contiguous lots or parcels of land, whether held separately or joined together in common ownership or occupancy, where grading is to be performed or has been performed.

Site Furnishings

Exterior furnishings including but not limited to bus shelters, newspaper stands, benches, drinking fountains, trash urns, mailboxes or other elements.

SJDCCD

San Joaquin Delta Community College District

SJVAPCD

San Joaquin Valley Air Pollution Control District

Specific Plan

A plan prepared pursuant to Government Code Section 65450 for the systematic implementation of this Master Plan. At Mountain House, the Specific Plan represents a step in the land use entitlement approval process between the Master Plan and the Tentative Map.

Specific Plan Amendment

An amendment, prepared in accordance with the procedures specified in the Development Title, that modifies any of the Specific Plans adopted for the systematic implementation of the Mountain House Master Plan.

Specific Plan Area

The physical area that is included within the boundaries of a Specific Plan.

Special Purpose Plan

A plan prepared pursuant to Chapter 9-815 of the County Development Title to facilitate implementation of the General Plan and provide a greater level of detail than is contained in the General Plan. At Mountain House, Special Purpose Plans are required for Focus Areas (see definition) and are expected to address site planning including building locations, parking, circulation, relationship to adjacent areas, landscape design, signage, lighting, site furnishings, and transit facilities.

SP I

Specific Plan I

SP II

Specific Plan II

SP III

Specific Plan III

State

The State of California.

Storm Drainage System or Drainage Facility

Any device or structure used to control the flow of storm water, including, but not limited to, pipes, culverts, ditches, berms, channels, detention basins, retention basins, gutters, curbs, inlets, outlets, outfalls, pavement, and appurtenances.

Storm Water Runoff

Water that results from precipitation which is not absorbed by the soil, evaporated into the atmosphere, or entrapped by ground surface depressions and vegetation, and which flows over the ground surface.

Sub area

A portion of a neighborhood area with a common focus, housing type, use, or development plan.

SWPPP

Storm Water Pollution Prevention Plan.

T

TAC's

Toxic Air Contaminants.

Tentative Map

A map submitted for approval as a Major Subdivision or a Minor Subdivision.

TIF

Transportation Improvement Fee.

TIMF

Traffic Impact Mitigation Fee.

Transportation Demand Management (TDM)

Transportation planning strategies aimed at reducing vehicular travel demand and reducing congestion.

U

UBC

Uniform Building Code

USACE

U.S. Army Corps of Engineers

Use

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

Use, Accessory

A subordinate use customarily incidental to and located upon the same lot occupied by a main use.

Utility

Electric, communication, natural gas, and cable television facilities including, but not limited to, poles, wires, transformers, conduits, conductors, guys, pipes, meters, vaults, and all necessary appurtenances Utility may also mean the company owning these facilities.

V

Variance

A permit granted to an applicant pursuant to the County Development Title, to allow the applicant's project to depart from the literal requirements of said Title.

Very Low Income Households

A household whose income is 50% or less than the AMI, with adjustments.

Vesting Tentative Map

Any tentative map that, when filed with the County, has conspicuously printed on its face the words Vesting Tentative Map. Such a map shall be processed pursuant to the County Development Title.

W

Wastewater

Any and all waste substances, liquid or solid, associated with human habitation, or which contains or may be contaminated with human or animal excreta or any feculent matter.

Wastewater Disposal, System

Any and all portions of a facility which is used or intended to be used for the collection, transport, treatment, and disposal of wastewater.

Wastewater Treatment Plant

Those lands, structures and equipment necessary for the processing and disposal of wastewater. It does not include a septic tank.

Water Main or Water Line

The water supply pipe conveying potable water for public use.

Water Quality

The chemical, physical, radiological and biological characteristics of water with respect to its suitability for a particular purpose. The same water may be of good quality for one purpose or use, and bad or poor for another, depending upon its characteristics and the requirements for the particular use.

Water System

All wells, pumps, tanks, filters, water treatment equipment, valves, water mains, water service lines, water storage tanks, fire hydrants, fire hydrant piping, and all appurtenances to the system.

Wetland

An area where either naturally or artificially one or more of the following attributes exist:

- (a) At least periodically, the plants supported by the land are predominantly hydrophytes.
- (b) The substrata is predominantly undrained hydric soil.
- (c) The substrata is non-soil and is saturated with water or covered by shallow water at some time during the growing season of each year.

WSID

West Side Irrigation District

WSMP

Water System Master Plan

WTP

Water Treatment Plant

WYA

West Yost and Associates

X

Y

Yard

Yard, except as otherwise provided in the Development Title, means an open space, other than a court, on a lot also occupied by a building. A yard is unoccupied and unobstructed from the ground upward and does not include any portion of any road or alley or road right-of-way.

Yard, Front

A yard extending across the front of the lot between the side lot lines, measured from the front lot line to a depth required by the zone in which the lot is situated.

Yard, Rear

A yard extending along the back of the lot between the side lot lines, measured from the rear lot line to a depth required by the zone in which the lot is situated.

Yard, Side

A yard extending from the front yard to the rear yard, measured from the side lot line to a width required by the zone in which the lot is situated.

Yard, Street Side

A yard along a side street extending from the front yard to the rear yard, measured from the side lot line to a width required by the zone in which the lot is situated.

Z

Zone

A specifically delineated area or district of the unincorporated area of San Joaquin County within which regulations and requirements specified by the Development Title uniformly govern the use, placement, spacing, and size of land and buildings.