

GLOSSARY OF TERMS



ACRONYMS

ABAG	Association of Bay Area Governments	HRC	Heritage Resource Commission
BAAQMD	Bay Area Air Quality Management District	LAFCO	Local Agency Formation Commission
BART	Bay Area Rapid Transit	LOS	Level of Service
CALTRANS	California Department of Transportation	MTC	Metropolitan Transportation Commission
CCCTA	Central Contra Costa Transit Agency (County Connection)	PUD	Planned Unit Development
CCTA	Contra Costa Transportation Authority	RWQCB	Regional Water Quality Control Board
CEQA	California Environmental Quality Act	SCC	Southern Contra Costa (Fee Area)
CIP	Capital Improvement Program	SOI	Sphere of Influence
DB	Decibel	SRVFPD	San Ramon Valley Fire Protection District
DRB	Design Review Board	SWAT	Southwest Area Transportation (Committee)
EBMUD	East Bay Municipal Utility District	TCM	Transportation Control Measure
EBRPD	East Bay Regional Park District	TDM	Transportation Demand Management
EIR	Environmental Impact Report	TSM	Transportation Systems Management
GPA	General Plan Amendment	TVTC	Tri-Valley Transportation Council
		V/C	Volume-to-Capacity Ratio

TERMS

ACRES (NET)

The portion of a site that is available with no constraints to be built upon. The following generally are not included in the net acreage of a site: lands which are undevelopable due to geologic, topographic, and natural factors (e.g., creeks, flood plains, etc.). If the project requires land subdivision, very steep slopes may also be excluded.

ACTION PLAN

An Action Plan sets multimodal service objectives for traffic conditions on key inter-jurisdictional transportation facilities. Each Action Plan establishes a process for the review of environmental documents and General Plan amendments, and represents a jurisdictionally initiated plan for managing traffic imports through regional cooperation.

AFFORDABLE HOUSING

Housing capable of being purchased or rented by a household with extremely low, very low, low, or moderate income, based on a household's ability to make the monthly payments necessary to obtain housing. Housing is considered affordable when a household pays less than 30 percent of its gross monthly income for rental housing including utilities and pays less than 35 percent of its gross monthly income for for-sale housing.

ALAMO CREEK SETTLEMENT AGREEMENT

A legal, binding agreement reached between the Alamo Creek developers, Contra Costa County, and the Town of Danville establishing a special methodology for measuring traffic for development in the Tassajara Valley through the Year 2010.

ALQUIST-PRIOLO ACT, SEISMIC HAZARD ZONE (ALSO CALLED "SPECIAL STUDY ZONE")

A seismic hazard zone designated by the State of California within which specialized geologic investigations must be prepared prior to approval of certain development.

ANNEX

To incorporate a land area into an existing district or municipality, with a resulting change in the boundaries of the annexing jurisdiction.

ARTERIAL, MAJOR

Streets that provide intra-city and some intercity mobility as efficiently and safely as possible. Generally, arterial streets also provide limited access to adjacent land uses. Major arterial streets generally provide multiple lanes of travel in each direction and turn lanes at most intersections. Major intersections are typically controlled by signals, and at many locations turning movements are restricted by medians.

ARTERIAL, MINOR

Streets that provide intra-city mobility and access as efficiently and safely as possible and to provide access to adjacent land uses. Minor arterials typically provide one lane of travel in each direction with turn lanes at major intersections. Many intersections are controlled by traffic signals, but stop sign control is also common, normally with stops on the minor cross-streets only.

ASSESSMENT DISTRICT

A procedure to pay for capital improvements wherein bonds are sold and obligation for payment is shared by property owners within the district.

ASSOCIATION OF BAY AREA GOVERNMENTS (ABAG)

A voluntary consortium of cities and counties in nine Bay Area Counties formed to cooperate on common planning issues and solve common development problems.

BAY AREA AIR QUALITY MANAGEMENT DISTRICT (BAAQMD)

Regional agency responsible for air quality planning in the Bay Area, monitoring air pollution levels, and setting and enforcing limits for stationary air pollution sources.

BUFFER/BUFFERING/BUFFER ZONE

An area of land, vegetation, fencing, or screening separating two distinct land uses which acts to soften or mitigate the effects of one land use on the other.

BUILT OUT

Built out is generally considered to be the condition where the theoretical maximum build out of all land addressed by a General Plan has occurred.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

A State law requiring State and local agencies to review proposed activities with consideration for environmental protection, and requiring the preparation of an Environmental Impact Report if the potential for a significant adverse impact exists.

CAPITAL IMPROVEMENT PROGRAM

A capital improvement program is a multi-year budgeting plan that programs capital facilities for construction or acquisition.

COLLECTOR STREET

A street that is intended to provide both mobility and access to adjoining land uses. These roadways move vehicular, pedestrian, and bicycle traffic within and between areas of the Town. As their name implies, collector streets are intended to collect traffic from local streets and channel it to the arterial street system. In Danville, collectors are classified as Major or Minor. The former carry higher volumes of traffic than the latter.

CONDOMINIUM

A structure of two or more units, the interior spaces of which are individually owned; the balance of the property (both land and building) is owned in common by the owners of the individual units.

CONSISTENCY

Free from variation or contradiction. State law requires that General Plans be internally consistent and consistent with implementation measures such as zoning.

CONTRA COSTA TRANSPORTATION AUTHORITY (CCTA)

Contra Costa County's transportation sales tax agency formed to oversee the design and construction of the transportation projects included in the Measure C-1988 and Measure J- 2004 Expenditure Plans. The agency's policy-making body is a Board is made up of elected officials from the 18 cities and the county.

CORRIDOR

Any major transportation route, including freeways, expressways, arterials, or transit lines; may also be used to describe land uses along these routes.

CREEK/STREAM

A creek or stream, as defined by California Code of Regulations, is a body of water that flows at least periodically or intermittently through a bed or channel having banks, and that supports fish or other aquatic wildlife. This includes water courses having a surface or subsurface flow that supports, or has supported, riparian vegetation.

DEDICATION

The mechanism used to turn over private land for public use by an owner or developer. Dedications for roads, parks, school sites, or other public uses, and the dedication of encumbrances on private property, such as a scenic easement, often are made conditions for approval of a development.

DEDICATION (IN-LIEU OF)

Cash payments which may be required of an owner or developer as a substitute for a dedication of land or actual on-site physical improvements, usually calculated in dollars per lot, and referred to as in-lieu fees or in-lieu contributions.

DENSITY (RESIDENTIAL)

The number of permanent primary residential dwelling units per net acre of land. Densities specified in the General Plan are expressed in units per net acre. Allowable density often serves as the major distinction between residential districts.

DENSITY BONUS

The allocation of development rights that allow a parcel to accommodate additional square footage or additional residential units beyond the maximum allowed by zoning, usually in exchange for the provision or preservation of an amenity at the same site or another location and/or in exchange for providing affordable housing or housing to seniors or to the handicapped.

DESIGN GUIDELINES

Provisions guiding the design of buildings which are not mandatory but which may be used by Staff, the Design Review Board (DRB), the Planning Commission, and the Town Council in reaching decisions regarding approval of projects.

DESIGN REVIEW

A process used to administer regulations and guidelines for the exterior design of structures and associated site design and landscaping which ensure that such structures and developments are suitable, harmonious, and in keeping with the general appearance, historic character, and/or style of the surrounding area.

DETENTION BASIN/FACILITY

The temporary storage of stormwater overflow, usually in a pond.

DEVELOPMENT

The physical extension and/or construction of urban land uses. Development activities include, but are not limited to, subdivision of land; construction or alteration of structures, roads, utilities, and other facilities; grading; and clearing of natural vegetative cover for non-agricultural purposes.

DEVELOPMENT PLAN

The development plan review process is utilized to promote quality architectural design, good site relationships, attractive landscaping, and other aesthetic considerations of development in the Town. Development plans are processed for new

office, commercial, and industrial projects and for multifamily residential developments and scenic hillside and major ridgeline developments. This review is also utilized for single family residential developments utilizing the Planned Unit Development process.

DEVELOPMENT REVIEW PROCESS

The Town's process for reviewing and taking action to approve or deny any private or public request for development within the Town. The Development Review Process in Danville typically includes the review by Town staff for consistency of a development request with adopted Town goals, policies, ordinances and guidelines, the consultation with other concerned agencies, review by the Town's Design Review Board, and review by the Town's Planning Commission and/or Heritage Resource Commission.

DOUGHERTY VALLEY SETTLEMENT AGREEMENT

A legal, binding agreement reached between the Dougherty Valley developers, Contra Costa County, the City of San Ramon, and the Town of Danville establishing a series of performance standards, fees, and other mitigation measures in conjunction with the approval by Contra Costa County of a general plan amendment allowing development in the Dougherty Valley.

DOWNTOWN

As defined in this General Plan, Downtown refers to the portion of Danville identified by the "Downtown" Land Use designation on Figure 6.

DUETS

A detached building designed for occupation as the residence of two families living independently of each other, with each family living area defined by separate fee title ownership.

DUPLEX

A detached building under single ownership which is designed for occupation as the residence of two families living independently of each other.

DWELLING UNIT

A building or portion of a building designed as the residence of one family.

EASEMENT

The right to use property owned by another for specific purposes, such as access to another piece of property, conveyance of stormwater, transmission of gas or electricity or other utilities, or conservation of natural features.

ENVIRONMENTAL IMPACT REPORT (EIR)

An informational document which provides public agencies and the public in general with detailed information about the effects a proposed project is likely to have on the environment, ways in which these effects may be minimized, and alternatives to the proposed project.

ENVIRONMENTAL REVIEW

Process through which a jurisdiction evaluates a project for its potential impacts on the environment; used to determine whether an EIR is required.

EROSION

The wearing away of the soil mantle by running water, wind, or geologic forces.

FAIR SHARE

The equitable assignment of a regional need, such as affordable housing, to the individual local governments within that region.

FEASIBLE

Capable of being done, executed, or managed successfully.

FLOOD, 100-YEAR

The magnitude of a flood expected to occur on the average of once every 100 years, based on historical data. The 100-year flood has a 1/100, or one percent, chance of occurring in any given year. The area impacted by runoff from this event is known as the 100-year flood plain.

FLOOD CONTROL

Any of a number of structural or non-structural measures designed to divert or contain floodwaters and prevent flooding.

FREEWAY

A high-speed, high-capacity, limited-access transportation facility serving regional and countywide travel. Freeways generally are used for long trips between major land use generators. Major streets cross at a separate grade level.

GENERAL PLAN

A compendium of local policies regarding long-term development, in the form of maps and accompanying text. The General Plan is a legal document required of each local agency by the State of California Government Code Section 65301 and adopted by the City Council or Town, or Board of Supervisors.

GENERAL PLAN AMENDMENT**STUDY (GPA STUDY)**

A study of the benefits, liabilities, probable effects, and mitigation measures that would be required in the event the General Plan were amended for a particular site or subarea. A GPA Study is typically prepared following the submittal of a formal request to the Town Council for authorization to prepare a GPA Study. A GPA Study may be initiated by the Town.

GOALS

Goals are broad statements of direction leading toward a desired end state or vision.

GRADING ORDINANCE

Locally adopted ordinance that regulates grading activities and ensures that erosion, aesthetic, and drainage considerations are taken into account when grading is permitted.

GROWTH MANAGEMENT ELEMENT

General Plan element required of all Contra Costa County jurisdictions under Measure C – 1988;

identifies performance standards for roads and essential public services, and contains policies which ensure that development pays its way and mitigates its impacts.

HABITAT

The place or type of site where a plant or animal naturally or normally lives and grows.

HISTORIC; HISTORICAL

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 PRESERVATION

The preservation of historically significant structures and neighborhoods, often with local government guidance or assistance.

HORIZON YEAR

The final year of the period addressed by the General Plan, in this case Year 2030.

HOUSEHOLD

All those persons—related or unrelated—who occupy a single housing unit.

HOUSING ELEMENT

The state-mandated portion of the General Plan that addresses housing needs in the community and the policies and programs to meet these needs. The Element appears under separate cover and is subject to Housing and Community Development Department review and certification.

INTEGRATED WASTE MANAGEMENT ACT (1989)

State legislation enacted in response to the need for diverting materials from landfills to preserve decreasing landfill capacity and natural resources. AB 939 mandates a reduction of waste being disposed requiring jurisdictions to meet diversion goals of 25% by 1995 and 50% by the year 2000. AB 939 also established an integrated framework for program implementation, solid waste planning,

and solid waste facility and landfill compliance.

IMPACT

The effect of any direct, man-made actions or indirect repercussions of man-made actions on existing physical, social, or economic conditions.

IMPLEMENTATION

An action, procedure, program or technique that involves the carrying out of policies.

INTERGOVERNMENTAL COORDINATION

The process of working together harmoniously with other effected, interested, or responsible public organizations, agencies, or special districts in an attempt to address any of the groups concerns and to further mutual goals.

IN-LIEU FEE

See dedication, in-lieu of

INCENTIVE

A reward or bonus offered by a City or Town to encourage the private sector to take an action that would be less likely otherwise.

INCLUSIONARY HOUSING

Housing that is built as a result of local regulations that require a minimum percentage of all units in developments exceeding a certain size to be affordable to very low, low or moderate income households.

INFILL

Development of individual vacant lots or left-over vacant properties within areas that are already developed.

INFRASTRUCTURE

Capital facilities (usually publicly owned) which provide for transportation and utility services. Infrastructure includes streets, highways, water lines, and storm and sanitary sewer lines.

LAND USE MAP

A map illustrating, in general terms, the permitted land uses within various geographic areas of the Town. (41) Figure out if this should universally be in “caps”.

LAND USE PERMIT

A permit that allows the use of land or occupancy of a structure for a particular purpose subject to limitations or conditions of approval determined through the development review process.

LANDSCAPE/LANDSCAPING

Planting—including trees, shrubs, and ground covers—suitably designed, selected, installed, and maintained as to enhance a site or roadway permanently.

LANDSLIDE

The downslope movement of rock, soil, and debris; usually induced by heavy rain or seismic activity.

LEVEL OF SERVICE (TRANSPORTATION)

Level of Service (LOS) is a qualitative measurement of the degree of congestion of a roadway. LOS is described by a letter scale from A to F. “A” represents the best service and “F” represents the worst service. Definitions are as follows:

Level of Service A Indicates a relatively free flow of traffic, with little or no limitation on vehicle movement or speed.

Level of Service B Describes a steady flow of traffic, with only slight delays in vehicle movement and speed. All queues clear in a single signal cycle.

Level of Service C Denotes a reasonably steady, high-volume flow of traffic, with some limitations on movement and speed, and occasional backups on critical approaches.

Level of Service D Denotes the level where traffic nears an unstable flow. Intersections

still function, but short queues develop and cars may have to wait through one cycle during short peaks.

Level of Service E Describes traffic characterized by slow movement and frequent (although momentary) stoppages. This type of congestion is considered severe, but is not uncommon in cities at peak traffic hours, with frequent stopping, long-standing queues, and blocked intersections.

Level of Service F Describes unsatisfactory stop-and-go traffic characterized by “traffic jams” and stoppages of long duration. Vehicles at signalized intersections usually have to wait through one or more signal changes, and “upstream” intersections may be blocked by the long queues.

LOCAL AGENCY FORMATION COMMISSION (LAFCO)

A 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

Primarily low-speed roadways that provide direct access to land uses and channel traffic to collector streets. Local streets serve residential and commercial uses, as well as parks and recreation spaces. Local streets accommodate one traffic lane in each direction and typically are provided in narrower rights-of-way than the larger volume streets. Local streets include both through streets, loop streets, cul-de-sacs, alleyways, and other smaller access roads.

MAJOR RIDGELINE

The crest of a range of hills which is prominently visible from a substantial land area in or around

the Town of Danville or from major vehicular corridors. Major Ridgeline areas within the Town are subject to special development restrictions (as specified within the Town’s Scenic Hillside and Major Ridgeline Development Ordinance), and are graphically depicted on Figure 9 of the Danville 2010 General Plan.

MAJOR SUBDIVISION

Division of land into five or more parcels.

MARKET-RATE HOUSING

Housing which is offered for rent or sale at fair market value without any consideration of standards for determining affordability.

MEASURE “C” – 1988

Voter-approved initiative in Contra Costa County establishing a half-cent sales tax, the proceeds of which are used to develop and improve transportation facilities in the County. Local jurisdictions must develop and comply with Growth Management Element in their General Plans to be eligible for Measure “C” return-to-source funds.

MEASURE “J” – 2004

Voter-approved initiative in Contra Costa County that extended the Measure C-1988 half-cent sales tax for an additional 25 years (beginning on April 1, 2009 through 2034) and adopted a new expenditure plan of projects and programs to be implemented. Local jurisdictions must develop and comply with Growth Management Element in their General Plans to be eligible for Measure “J” return-to-source funds.

METROPOLITAN TRANSPORTATION COMMISSION (MTC)

The regional transportation agency for the Bay Area; responsible for long-range transportation and mass transit planning, road funding, traffic and transportation models, and traffic projections.

MINIMIZE

To reduce or lessen, but not necessarily to eliminate.

MINIMUM DENSITY REQUIREMENTS

Land use regulations which allow development only if the proposed density will be greater than a specific number of units per acre.

MINOR SUBDIVISION

Division of land into four parcels or less.

MITIGATED NEGATIVE DECLARATION OF ENVIRONMENTAL SIGNIFICANCE

A determination that a project could have significant environmental impacts, but that these impacts can be reduced to less than significant levels if the project is modified to include specific mitigation measures.

MITIGATION

To ameliorate, alleviate, or avoid to the extent reasonably feasible. According to CEQA, mitigation includes: (a) not taking a certain action or parts of an action; (b) limiting the degree or magnitude of an action; (c) repairing, rehabilitating, or restoring the environment affected; (d) preserving and maintaining operations during the life of an action; and (e) replacing or providing substitute resources.

MIXED USE

Properties on which various uses, such as office, commercial, institutional, and residential, are combined in a single building or on a single site in an integrated development project with significant functional interrelationships and a coherent physical design. A “single site” may include contiguous properties.

MOBILITY

The ability to move freely and easily from place to place.

NOISE

A sound of any kind, especially one which is loud, unwanted, or disagreeable.

NOISE CONTOUR

A line indicated on a map that connects points of

equal noise level exposure.

NOISE ORDINANCE

Locally adopted legislation that regulates noise-producing activities such as leaf blowing, commercial operations, and special events.

OPEN SPACE

Any parcel or area of land or water which is essentially unimproved and devoted to an open space use for the purposes of (a) the preservation of natural resources, including visual resources; (b) the managed production of resources; (c) outdoor recreation; or (d) public health and safety.

PASSIVE OPEN SPACE

Open space that is set aside for the purpose of resource conservation, protection of public safety, or visual enjoyment rather than active recreation.

PATIO HOME

A detached single family unit typically situated on a reduced size lot, which orients outdoor activity within rear or side yard patio areas for better utilization of the site for outdoor living space.

PEDESTRIAN-ORIENTED

Form of development characterized by sidewalks, zero front and side yard setbacks, buildings of varied architectural styles, street-facing window displays, an absence of front yard parking, and benches and other amenities that make the street environment inviting for pedestrians.

PEAK HOUR/PEAK PERIOD

For any given roadway, the daily (or twice daily) period during which the highest number of trips occur during a single hour in the day, usually occurring in the morning and evening commute periods.

PERFORMANCE STANDARDS (NON-TRANSPORTATION FACILITIES)

Standards for levels of service relating to municipal functions such as police, fire, and library service.

These standards are incorporated into the General Plan Growth Management Element. For the purposes of the Growth Management Element, performance standards for non-transportation facilities are an objective measurement of the ability to provide a particular service to the community, either by the Town or by a Special District or Utility.

PLANNED UNIT DEVELOPMENT (PUD) ZONING

A development approach which allows flexible development standards which are created and implemented on a project-by-project and site-by-site basis, based on the opportunities and constraints of a specific project and site. This development approach may allow for the retention of a greater portion of the land as open space and create more flexible project designs than would not otherwise be permitted by conventional zoning.

PLANNING AREA

The term “Planning Area” is used in two ways in this General Plan. At the Townwide level, it describes the total area addressed by the General Plan, including all land within the Town limits and potentially annexable areas. The term is also used to describe subareas within the Town which are identifiable based on natural and manmade boundaries such as creeks or roadways, and shared features or neighborhood traits.

POLICY

A specific statement or principle of guiding actions which implies clear commitment and which the Town will follow to achieve its goals.

POLLUTANTS

Any introduced gas, liquid, or solid that makes a resource unfit for specific purposes.

PROGRAMS

Specific actions that the Town, either alone or in coordination with other entities, will try to undertake to implement the plan.

PUBLIC-PRIVATE PARTNERSHIP

A merging of public and private resources to achieve an end result or product that would be difficult to achieve through public or private activity alone. May refer to the delivery of services, such as child care, or to the construction of buildings, such as cultural facilities.

RECREATION, PASSIVE AND ACTIVE

Passive recreation refers to activities such as hiking, fishing, and walking which require minimal facilities and improvements. Active recreation refer to activities such as pool swimming, soccer, basketball, and tennis, which require specific facilities and/or regularly-maintained lawn, field, or court areas.

REDEVELOPMENT

A tool authorized by the California Health and Safety Code for eliminating physical and economic blight and an aide to realizing general plan objectives for more beneficial uses of land. Under State law, the growth in property taxes collected within a designated redevelopment project area may be assigned to a Redevelopment Agency to fund activities related to blight removal.

REGIONAL WATER QUALITY CONTROL BOARD (RWQCB)

The regional agency responsible for implementing state and federal Clean Water Acts. Defines beneficial use of Bay waters, sets and enforces water quality and discharge standards, and formulates plans and strategies to improve water quality.

RETENTION BASIN OR POND/DETENTION BASIN OR FACILITIES

Typically an earthen basin designed to hold back storm water run-off from entering downstream drainage facilities during storms. Retention/detention basins are designed to release storm water run-off slowly, decreasing the flow of the storm water peak run-off during a storm event.

REZONING

An amendment to the map and/or text of a zoning

ordinance to effect a change in the nature, density, or intensity of uses allowed in a zoning district and/or on a designated parcel or land area.

RIGHT-OF-WAY (ROW)

The strip of land over which certain transportation and public facilities are built, including roads, railroads, and utility lines.

RIPARIAN CORRIDOR/RIPARIAN HABITAT

The wooded area along the banks of a stream or creek; pertaining to areas adjacent to streams that support natural vegetation and wildlife.

ROUTES OF REGIONAL SIGNIFICANCE

Routes of regional significance are defined as roads which may: (1) Connect two or more “regions” of the County; (2) Cross county boundaries; (3) Carry a significant amount of traffic; or, (4) Provide access to a regional highway or transit facility. Regional routes are designated by the Contra Costa Transportation Authority’s Regional subcommittees and are ultimately approved by the CCTA. These roads are subject to the Multimodal Traffic Service Objectives and actions to achieve those objectives included in the Action Plans for Routes of Regional Significance.

SCENIC HILLSIDE/SCENIC HILLSIDE AREA

Elevated land formations within the Town with unique visual character. Scenic Hillside Areas within the Town are subject to special development restrictions (as specified within the Town’s Scenic Hillside and Major Ridgeline Development Ordinance), and are graphically depicted on Figure 9 of the Danville 2010 General Plan.

SCENIC ROUTE OR SCENIC CORRIDOR

A highway, road, or drive that, in addition to its transportation function, provides opportunities for the enjoyment of scenic resources, views, and access to areas of exceptional beauty or historical interest.

SEMI-RURAL

An area having both rural and urban characteristics.

SENIOR HOUSING

Typically one- and two-bedroom apartments or condominiums designed to meet the needs of persons 62 years of age and older or, and restricted to occupancy by persons 62 years or older.

SENSITIVE RECEPTOR

Used in noise analyses to describe any land use that is susceptible to the effects of loud noise, including hospitals, nursing homes, schools, child care facilities, and residential areas.

SETBACK

The horizontal distance between the property line or natural feature and a structure or area of development.

SHALL

That which is obligatory or necessary.

SHOULD

Signifies a directive to be honored in the absence of significant countervailing considerations.

SINGLE FAMILY

A dwelling unit intended for occupancy by one family which may be independent from any other structure or which may share common walls with an adjoining structure.

SINGLE FAMILY ATTACHED

A dwelling unit occupied or intended for occupancy by only one household that is structurally connected with at least one other such dwelling unit. Most commonly used to refer to townhomes, duplexes, and cluster homes.

SINGLE FAMILY DETACHED

A dwelling unit occupied or intended for occupancy by one household that is structurally independent from any other such dwelling unit.

SINGLE-OCCUPANT VEHICLE

A private automobile containing a driver and no passengers.

SOLAR ACCESS

The provision of direct sunlight to an area specified for solar energy collection.

SOURCE REDUCTION AND RECYCLING ELEMENT

Locally adopted plan required by the State which describes how the jurisdiction will reduce its solid waste disposal by 25 percent by 1995 and 50 percent by 2000; prepared in accordance with regulations established by the California Integrated Waste Management Board.

SOUTHWEST TRANSPORTATION**COMMITTEE (SWAT)**

SWAT is a regional sub-committee of the CCTA that addresses transportation issues in southwestern Contra Costa County. SWAT membership is comprised of representatives from Danville, San Ramon, Lafayette, Orinda, and Moraga, and Contra Costa County.

SPECIAL CONCERN AREA

Specific geographic areas in the Town which, because of unique issues and the potential for change in the future, are the focus of detailed discussion and area-specific policies within the General Plan.

SPECIAL STUDY ZONE

See Alquist-Priolo Act

SPECIFIC PLAN

A regulatory document used to implement the general plan in a specific geographic area. A specific plan contains more detailed development standards than the general plan and includes provisions for transportation, infrastructure, and financing for the area that it covers.

SPHERE OF INFLUENCE

A boundary established by LAFCO that encompasses all land in the Town limits plus land in the unincorporated area which could ultimately become part of the Town through annexation.

STANDARDS

(a) A rule or measure establishing a level of quality or quantity that must be complied with or satisfied. The State Government Code (Section 65302) requires that general plans spell out objectives, principles, “standards,” and proposals.

(b) 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, and landscaping.

STORM DRAIN

A device used to capture stormwater runoff, usually from streets or other non-permeable surfaces, and transport it via pipes to ditches, creeks, channels, and other drainage courses.

STORMWATER POLLUTION CONTROL PROGRAM

A multi-faceted locally-implemented program mandated by the state and federal clean water acts to improve the quality of urban runoff. The program includes public education and information, design and monitoring requirements and other measures which ensure that runoff from streets, parking lots, and other urban areas does not adversely affect surface waters, and that potential water pollutants are disposed of properly.

STREET FURNITURE

Those features associated with a street that are intended to enhance the street’s physical character and use by pedestrians, such as benches, trash receptacles, kiosks, lights, and newspaper racks.

STREET TREES

Trees planted in the public right-of-way that are intended to enhance the visual quality of a street, provide shade, absorb pollutants and noise, and provide habitat for urban wildlife.

SUBDIVISION

The division of a tract of land into defined lots, either improved or unimproved, which can be

separately conveyed by sale or lease, and which can be altered or developed. “Subdivision” includes a condominium project as defined in Section 1350 of the California Civil Code and a community apartment project as defined in Section 11004 of the Business and Professions Code.

SUBSIDENCE

The sudden sinking or gradual 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 activities, including earthquakes.

SUSTAINABLE

Using resources in a present manner that does not compromise the choices and quality of life of future generations.

TOWNHOUSE; TOWNHOME

A one-family dwelling in a building group in which each unit has its own front and rear access to the outside, no unit is located over another unit, and each unit is separated from any other unit by one or more common and fire-resistant walls. Townhouses usually have separate utilities; however, in some condominium situations, common areas are serviced by utilities purchased by a homeowners association on behalf of all townhouse members of the association.

TELECOMMUTING

Using computers, telephones, modems, fax machines, and other telecommunications devices to connect to a workplace from a remote location (such as home) rather than physically being in that workplace.

THROUGH-TRAFFIC

Traffic with both origins and destinations outside a particular area of reference, such as a city or neighborhood.

TITLE 24

Regulations adopted in 1977 by the California Energy Commission; contains prescriptive standards for wall, ceiling, and floor insulation,

vapor barriers, glazing, infiltration, climate control systems, and water heating equipment.

TRAFFIC CALMING

Refers to roadway design features that are permanent, physical changes to streets intended to slow traffic and/or reduce volumes.

TRANSPORTATION SYSTEMS MANAGEMENT (TSM)

Term used to describe a variety of measures which influence driver behavior or encourage more efficient use of transportation infrastructure. May include physical changes such as signal timing and carpool lanes, and programmatic measures, such as company vanpools, transit vouchers, and carpool matching programs.

TRI-VALLEY TRANSPORTATION COUNCIL (TVTC)

The Tri-Valley Transportation Council (TVTC) serves as a clearinghouse for sub-regional transportation issues. The TVTC has membership representation from Alameda and Contra Costa Counties and the cities of Danville, Dublin, Livermore, Pleasanton, and San Ramon. Its primary activities are to agree on methodologies for modeling traffic, prepare a subregional transportation plan, collect sub-regional transportation development fees for traffic mitigation, and periodically update and implement a strategic expenditure plan.

TRI-VALLEY REGION

Region comprised of the communities of Danville, San Ramon, Dublin, Pleasanton, and Livermore, as well as the adjoining unincorporated areas within Contra Costa and Alameda Counties. The three valleys are the San Ramon, Livermore, and Amador Valleys.

TRI-VALLEY REGIONAL PLANNING STRATEGY

A collaborative planning study completed in 1996 by the Town of Danville, the cities of San Ramon, Dublin, Pleasanton, and Livermore, and the counties of Alameda and Contra Costa, in conjunction with the Association of Bay Area

Governments. The study includes policies and programs addressing land use, transportation, housing, economic, open space, and natural resource issues which cross jurisdictional lines in the Tri-Valley area.

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,” (origin), and one “attraction end” (destination).

UNDERUTILIZED PARCEL OR SITE

Land which is not being used to its full potential and which could potentially be redeveloped with a more economically productive use.

URBAN GROWTH BOUNDARY

A boundary delineating the ultimate extent of a jurisdiction’s development area, thereby defining the area within which development entitlement requests may be considered. Land “outside” the UGB is intended to remain in open space, agricultural, or rural residential use; land “inside” the UGB may also remain in open space or may be developed, depending on site-specific conditions and general plan designations.

URBAN LIMIT LINE

A boundary line adopted by Contra Costa County in response to a voter initiative limiting the ultimate urbanized area of the County to more than 35 percent of its total land area. The Urban Limit Line is established through the County General Plan. Land outside the line is generally designated for open space, agricultural, or rural residential uses.

URBAN SERVICES

Utilities (such as water, gas, electricity, and sewer) and public services (such as police, fire, schools, parks, and recreation) provided to an urbanized or urbanizing area.

USE

The purpose for which a lot or structure is or may be leased, occupied, maintained, arranged, designed, intended, constructed, erected, moved, altered, and/or enlarged in accordance with the Town's zoning ordinance and General Plan land use designations.

VACANT

Used to describe housing or commercial buildings which are not occupied, or land which is not being put to use.

VARIANCE

A permit that allows deviation from the strict application of zoning district development standards (e.g., minimum setbacks, height restrictions and parking restrictions). The variance permit process is designed to permit minor adjustments to the zoning regulations when there are special or extraordinary circumstances applying to a parcel of land or a building that prevent the property from being used to the extent intended by zoning.

VOLUME/CAPACITY RATIO (V/C)

V/C ratio is a quantitative estimate of the ratio of traffic volume on a street segment divided by its capacity. The V/C ratio can be calculated for either present or future conditions. V/C ratios can be translated into level of service (LOS) standards. At a V/C ratio of 1.0, the roadway or intersection is operating at capacity. If the ratio is less than 1.0, the traffic facility has additional capacity.

WETLAND

Wetlands, as defined by the Army Corps of Engineers, are those areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions.

WILLIAMSON ACT

Known formally as the California Land Conservation Act of 1965, it was designed as an incentive to retain prime agricultural land and slow its conversion to urban uses. Landowners are offered reduced property tax assessments if they agree to not develop their land for ten years. The lowered assessments are based on the agricultural use of the land rather than its market value.

ZERO LOT LINE

A detached single family unit distinguished by the location of one exterior wall on a side property line.

ZONING

The division of a city or town by legislative regulations into areas, or zones, which specify allowable uses for real property and size restrictions for buildings within these areas; a program that implements policies of the General Plan.

ZONING MAP

Map which depicts the division of the Town into districts or "zones" in which different uses are allowed and different building and lot size restrictions apply.

ZONING ORDINANCE

A set of land use regulations enacted by the Town to create districts which permit certain land uses and prohibit others. Land uses in each district are regulated according to type, density, height, and the coverage of buildings.

MEASURE S

The People of the Town of Danville do ordain as follows:

Section I. Intent and Purpose. The following findings are made in support of this measure.

- In August 1999, the Danville Town Council adopted the Town of Danville 2010 General Plan. The 2010 General Plan was adopted after 18 months of significant public participation, including numerous neighborhood meetings and public hearings. The General Plan represents a broad-based community consensus regarding the appropriate land uses and development patterns that may occur in Danville in the future.
- In order to ensure continued community consensus in the pattern of urban growth in Danville, this measure, the Danville Open Space Preservation Initiative, would require voters to ratify and approve any general plan amendment allowing development of lands currently designated in the 2010 General Plan as Agricultural, General Open Space or Parks and Recreation, which together represent approximately 40 percent of the land in Danville.
- Consistent with Policy 5.01 of the 2010 General Plan, the Town of Danville intends to identify an Urban Growth Boundary (UGB) that designates an adequate amount, range, and density of land use within the Boundary to meet projected needs of the community. The UGB will be adopted following environmental review and public hearings before the Town Planning Commission and Town Council.
- By requiring voter approval of changes to important open space, agricultural and parkland land use designations in the General Plan this measure establishes a comprehensive program to ensure community concerns will be considered prior to development of lands not currently designated for urban development. Voter approval of smaller, infill development projects on lands already designated for development in the General Plan is unnecessary and does not further the goals of the 2010 General Plan.

Section 2. General Plan Amended. The Town of Danville General Plan is hereby amended by adding a new Policy 1.14 to read as follows:

“1.14 The Land Use Designations of Agricultural, General Open Space and Parks and Recreation contained in the Town of Danville General Plan in effect on November 7, 2000, were reaffirmed and readopted by the voters of the Town in an election held on November 7, 2000. The lands with those Land Use Designations are graphically depicted on the Land Use Map contained in the General Plan. Until November 7, 2020, the Land Use Designations for those properties may be amended only by one of the following two procedures:

- (a) By a vote of the people at an election; or
- (b) By a 4/5's vote of the Town Council if the Town Council, after a public hearing, makes one of the following findings that is supported by substantial evidence in the record:
 - (i) That approval of the land use amendment is necessary to avoid an unconstitutional taking of a landowner's property rights and that the new land use is only the minimum necessary to avoid the unconstitutional taking of the landowner's property rights.
 - (ii) That approval of the land use amendment is necessary to comply with state or federal law and that the new land use is only the minimum necessary to comply with such laws”

Prior to amending the General Plan to redesignate land pursuant to subparagraphs (i) or (ii) above, the Town Council shall hold at least two noticed public hearings for the purposes of receiving testimony and evidence from the applicant and the public on the proposed amendment and any findings proposed in connection with such amendment. This hearing shall be in addition to any other public hearings regularly required for a General Plan amendment.

Section 3. Effective Date. This measure shall become effective immediately upon approval by the voters. Upon the effective date, the provisions of Section 2 of the measure are hereby inserted into the Town of Danville General Plan.

Section 4. Interpretation and Severability. This measure shall be interpreted so as to be consistent with applicable federal and state laws, rules and regulations. If any section, subsection, sentence, clause, phrase or portion of this measure is held to be invalid or unconstitutional by a final judgement of a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this measure. The voters hereby declare that this measure, and each section, subsection, sentence, clause, phrase or portion hereof would have been adopted or passed even if one or more sections, subsections, sentences, clauses, phrases or portions are declared invalid or unconstitutional. If any portion of this measure is held invalid as applied to any person or circumstance, such invalidity shall not affect any application of this measure that can be given effect without the invalid application. This measure shall be broadly construed in order to achieve the purposes stated herein.

Section 5. Amendment or Repeal. Except as otherwise provided herein this measure may be amended or repealed only by the voters of the Town of Danville at a Town election.

Section 6. Competing Measures. This measure is intended as an alternative to and is inconsistent with the initiative measure entitled “Danville Public Planning Initiative” (DPPI) which would require voter approval of various land use actions by the Town and would establish an Urban Growth Boundary. The DPPI qualified for the ballot prior to completion of the Town’s 2010 General Plan, adopted in August 1999. If both measures are approved by the voters on November 7, 2000, the measure receiving the greater number of affirmative votes shall supersede the other measure. No provision of the superseded measure shall be implemented or become effective.