

## **I5 GLOSSARY**

This glossary explains the technical terms used in the Calistoga General Plan. Definitions come from several sources, including existing Calistoga codes, the California Office of Planning and Research and the American Planning Association Glossary of Zoning, Development and Planning Terms.

### ***A. Abbreviations***

<b>ADT</b>	Average daily trips made by vehicles or persons in a 24-hour period.
<b>ADWF</b>	Average dry weather flow (of influent wastewater).
<b>BAAQMD</b>	Bay Area Air Quality Management District
<b>CAAQS</b>	California Ambient Air Quality Standards
<b>CEQA</b>	California Environmental Quality Act
<b>CESA</b>	California Endangered Species Act
<b>CIP</b>	Capital Improvements Program
<b>CMP</b>	Congestion Management Plan
<b>CNDDB</b>	California Natural Diversity Database
<b>CNEL</b>	Community Noise Equivalent Level
<b>CNPS</b>	California Native Plant Society
<b>dB</b>	Decibel
<b>DFG</b>	California Department of Fish and Game
<b>DHS</b>	Department of Health Services of the State of California
<b>DUAC</b>	Dwelling units per acre
<b>EIR</b>	Environmental Impact Report (State)
<b>EPA</b>	US Environmental Protection Agency
<b>FAR</b>	Floor Area Ratio
<b>FEMA</b>	Federal Emergency Management Agency
<b>FESA</b>	Federal Endangered Species Act
<b>FIRM</b>	Flood Insurance Rate Map
<b>HUD</b>	US Department of Housing and Urban Development
<b>HCD</b>	Housing and Community Development Department of the State of California
<b>HOV</b>	High Occupancy Vehicle
<b>I/I</b>	Infill and Infiltration into water and wastewater lines.
<b>JPA</b>	Joint Powers Authority
<b>LAFCO</b>	Napa County Local Agency Formation Commission

<b>LOS</b>	Level of Service
<b>NAAQS</b>	National Ambient Air Quality Standard
<b>PM<sub>10</sub></b>	Particulate matter, 10 μm in diameter or less. About a hundred particles of this size would fit in the period at the end of this sentence.
<b>PPM</b>	Parts per Million
<b>PUD</b>	Planned Unit Development
<b>UBC</b>	Uniform Building Code
<b>UHC</b>	Uniform Housing Code
<b>USFWS</b>	United States Fish and Wildlife Service
<b>VMT</b>	Vehicle Miles Traveled

### ***B. Terminology***

#### **Above Moderate-Income Household**

(See "Household, Above Moderate-Income")

#### **Acceptable Risk**

A hazard that is deemed to be a tolerable exposure to danger given the expected benefits to be obtained. The level of loss, injury or destruction below which no specific action by local government is deemed necessary other than making the risk known. Different levels of acceptable risk may be assigned according to the potential danger and the criticalness of the threatened structure. The levels may range from “near zero” for nuclear plants and natural gas transmission lines to “moderate” for farm structures and low-intensity warehouse uses.

#### **Acre-Foot**

The volume of water necessary to cover one acre to a depth of one foot. Equal to 43,560 cubic feet, 325,851 gallons or 1,233 cubic meters. In Calistoga, the average single-family household consumed about 0.25 acre feet during 1998, both inside and outside of the home.

#### **Acreage, Gross**

The land area that exists prior to any dedications for public use, health and safety purposes.

#### **Acreage, Net**

The portion of a site that can actually be built upon, which is the land 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 City ordinance
- 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 objective. (See “Objective”)

**Active Solar System**

A system that uses a mechanical device, such as pumps or fans run by electricity in addition to solar energy, to transport air or water between a solar collector and the interior of a building for heating or cooling. (See “Passive Solar System”)

**Adverse Impact**

A negative consequence for the physical, social, or economic environment resulting from an action or project.

**Affordability Requirements**

Provisions established by a public agency to require that a specific percentage of housing units in a project or development remain affordable to very low- and low- income households for a specified period.

**Appropriate**

An act, condition, or state that is considered suitable.

**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.

**Arterials**

Major thoroughfares, which carry large volumes of traffic at relatively high speeds. Arterials are designed to facilitate two or more lanes of moving vehicles in each direction and rarely contain on-street parking.

**Assisted Housing**

Generally multi-family rental housing, but sometimes single-family ownership units, whose construction, financing, sales prices, or rents have been subsidized by federal, State, or local housing programs including, but not limited to Federal Section 8 (new construction, substantial rehabilitation, and loan management set-asides), Federal Sections 213, 236, and 202, Federal Section 221(d)(3) (below-market interest rate program), Federal Section 101 (rent supplement assistance), CDBG, FHA Section 515, multi-family mortgage revenue bond programs, local redevelopment and in lieu fee programs, and units developed pursuant to local inclusionary housing and density bonus programs.

**Average Dry Weather Flow (ADWF)**

The amount of wastewater that flows into a system on an average day during the dry weather part of the year.

**Base Flood**

In any given year, a 100-year flood that has 1 percent likelihood of occurring, and is recognized as a standard for acceptable risk. See also Floodplain.

**Bed-and-Breakfast**

A dwelling unit whose residents provide lodging and breakfast for temporary overnight occupants, for compensation.

**Below-Market-Rate (BMR) Housing Unit**

(1) Any housing unit specifically priced to be sold or rented to low- or moderate-income households for an amount less than the fair-market value of the unit. Both the State of California and the U.S. Department of Housing and Urban Development set standards for determining which households qualify as “low income” or “moderate income.” (2) The financing of housing at less than prevailing interest rates.

**Below Normal Year Water Yield**

A term used in planning for adequate water supplies. It is the amount of water that can be expected to be available 90 percent of the time. (See also “normal year” and “dry year”)

**Bicycle Lane (Class II facility)**

A corridor expressly reserved for bicycles, existing on a street or roadway in addition to any lanes for use by motorized vehicles.

**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 Route (Class III facility)**

A facility shared with motorists and identified only by signs, a bicycle route has no pavement markings or lane stripes.

**Big Box Retail**

The term used for stores which cover very large floor areas and usually are more similar to a warehouse than a conventional store in their appearance. These businesses typically require high parking to building area ratios and have a regional sales market.

**Bikeways**

A term that encompasses bicycle lanes, bicycle paths, and bicycle routes.

**Biotic Community**

A group of living organisms characterized by a distinctive combination of both animal and plant species in a particular habitat.

**Building Height**

The vertical distance from the average contact ground level of a building to the highest point of the coping of a flat roof or to the deck line of a mansard roof or to the mean height level between eaves and ridge for a gable, hip, or gambrel roof. The exact definition varies by community. For example, in some communities building height is measured to the highest point of the roof, not including elevator and cooling towers.

**Buildout**

Development of land to its full potential or theoretical capacity as permitted under current or proposed planning or zoning designations. [See “Carrying Capacity (3)”]

**Business, Formula**

A business or use which adopts or maintains common features with another Calistoga or out-of-town business, including items such as the following: appearance, business presentation, business name, standardized services, uniforms, common interior decor, architecture, exterior design, signs, use of a trademark or logo (but not including logos or trademarks indicated approval by another organization). (See also “Formula restaurant” and “Formula visitor accommodation”)

**Capital Improvements Program**

A program, administered by a City and reviewed by its Planning Commission, which 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.

**Carrying Capacity**

Used in determining the potential of an area to absorb development: (1) The level of land use, human activity, or development for a specific area that can be accommodated permanently without an irreversible change in the quality of air, water, land, or plant and animal habitats. (2) The upper limits of development beyond which the quality of human life, health, welfare, safety, or community character within an area will be impaired. (3) The maximum level of development allowable under current zoning. (See “Buildout.”)

**City**

City with a capital “C” generally refers to the Calistoga city government or administration. City with a lower case “c” may mean any city or may refer to the geographical area of Calistoga (e.g. the city bikeway system.)

**City Limits**

The legal boundaries of the geographical area subject to the jurisdiction of Calistoga’s city government. For example, development applications for properties located within the city limits must be reviewed by the City.

**Cityscape**

The composite visual impression that the urban environment possesses, from vantage points outside the urban area as well as within the City itself.

**Clustered Development**

Development in which a number of dwelling units are placed in closer proximity than usual, or are attached, with the purpose of retaining an open space area.

**Co-housing**

A type of shared housing arrangement in which a development is constructed with individual units (for families or individuals) with kitchens and baths, and these are grouped around a common kitchen,

gathering room, and childcare facilities. Co-housing developments are typically organized as condominiums.

**Collectors**

Collectors connect local streets to arterials. They usually provide two travel lanes and may also have bicycle lanes.

**Combining Zone**

A special purpose zone that is superimposed over the regular zoning map. Combining zones are used for a variety of purposes, such as airport compatibility, flood plain or wetlands protection, historic designation, or special parking regulations. Also called “overlay zone.”

**Commercial, Community**

A mix of commercial land uses typically serving neighborhoods of the City with services and retail goods of interest to residents.

**Community-Based Economic Development**

An approach to economic development that evolved in poor and declining areas of large cities. It focuses on the economic needs and skills of the resident population, especially those who have not benefited from a booming economy and conventional economic development strategies. Community-based economic development is a process by which communities initiate and generate their own solutions to common economic problems and thereby build long-term community capacity and foster the integration of economic, social and environmental objectives.

**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.

**Compatible**

Capable of existing together without conflict or ill effects.

**Conditional Use Permit**

The discretionary and conditional review of an activity or function or operation on a site or in a building or facility.

**Conservation**

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

**Consistent**

Free from variation or contradiction. Programs in the General Plan are to be consistent, not contradictory or preferential. State law requires consistency between a general plan and implementation measures such as the zoning ordinance.

**Conveyance Tax**

A tax imposed on the sale, lease, or transfer of real property.

**Criterion**

A standard upon which a judgment or decision may be based. (See “Standards”)

**Cul-de-sac**

A short street or alley with only a single means of ingress and egress at one end and with a large turnaround at its other end.

**Cultural Resources**

Includes historic, archaeological and paleontological resources, as well as human remains.

**Cumulative Impact**

As used in CEQA, the total impact resulting from the accumulated impacts of individual projects or programs over time.

**dB**

Decibel; a unit used to express the relative intensity of a sound as it is heard by the human ear. The lowest volume a normal ear can detect under laboratory conditions is 0 dB, the threshold of human hearing. 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.

**Dedicated Affordable Units**

Dwelling units available for rent or purchase at below market rates that are subject to occupant affordability requirements.

**Dedication**

The turning over by an owner or developer of private land for public use, and the acceptance of land for such use by the governmental agency having jurisdiction over the public function for which it will be used. Dedications for roads, parks, school sites, or other public uses often are made conditions for approval of a development by a city or county.

**Dedication, In lieu of**

Cash payments that may be required of an owner or developer as a substitute for a dedication of land, usually calculated in dollars per lot, and referred to as in lieu fees or in lieu contributions.

**Demolition by Neglect**

Allowing a building to fall into such a state of disrepair that it becomes necessary or desirable to demolish it.

**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 acreage, after any dedications, and not per gross acre. (See “Acres, Gross” and “Developable Acres, Net”)

**Design Review; Design Control**

The comprehensive evaluation of a development and its impact on neighboring properties and the community as a whole, from the standpoint of site and landscape design, architecture, materials, colors, lighting, and signs, in accordance with a set of adopted criteria and standards. “Design Control” requires that certain specific things be done and that other things not be done. Design Control language is most often found within a zoning ordinance. “Design Review” usually refers to a system established in the Municipal Code, whereby projects are reviewed against certain standards and criteria by a specially established design review board or other body such as the Planning Commission.

**Development**

The physical extension and/or construction of non-farm land uses. Development activities include: subdivision of land; construction or alteration of structures, roads, utilities, and other facilities; installation of septic systems; grading; deposit of refuse, debris, or fill materials; and clearing of natural vegetative cover (with the exception of agricultural activities). The construction of a single-family home on an existing lot, and routine repair and maintenance activities, are exempted.

**Disabled**

Persons determined to have a physical impairment or mental disorder which is expected to be of long continued or indefinite duration and is of such a nature that the person’s ability to live independently could be improved by more suitable housing conditions.

**Dry Year**

A term used in planning for adequate water supplies. The dry year is the most infrequent drought year, when the minimum amount of water is available. Statistically, this level would occur only once in one hundred years. This amount of water is less than or equal to what is available more than 99 percent of the time (See also “Below Normal Year Water Yield”, and “Normal Year”)

**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.

**Ecosystem**

An interacting system formed by a biotic community and its physical environment.

**Elderly**

Persons 65 years of age or older.(Napa Co H.E.)

**Endemic Species**

Species native to, and restricted to, a particular geographical region.

**Entry Corridor**

Entrance to an urban area, or to an important part of a city, along a major roadway.



**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 is used in calculating the building intensity of non-residential development.

**Floodplain, (100-year)**

The area which has a one percent chance of being inundated during any particular 12-month period. The risk of this area being flooded in any century is 1 percent, but statistically, the risk is almost 40 percent in a 50-year period.

**Floodway**

The part of the floodplain capable of conveying the 100-year flood with no more than a one-foot rise in water. The floodway includes the river channel itself and adjacent land areas.

**Floodway Fringe**

The part of the floodplain outside the floodway. Development is typically allowed to encroach in this portion of the floodplain, providing certain constraints are met.

**Formula Business**

See Business, Formula; Restaurant, Formula; and Visitor Accommodation, Formula

**Gateway**

An area of Calistoga, comprising one or several parcels, located where a major street meets the City limits. It is a point along a roadway at which a motorist or cyclist gains a sense of having left the environs and of having entered the City.

**General Plan**

A compendium of City policies regarding its 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. 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.

**Geothermal Resources**

Naturally-occurring resources, including hot and warm water springs, steam, and volcanic ash associated with geothermal energy from beneath the earth's surface.

**Goal**

A description of the ideal state for Calistoga. It includes the key physical or community characteristics that Calistogans wish to maintain or create.

**Gray water**

The less-contaminated portion of domestic waste water, including wash water from clothes washers and laundry tubs.

**Green Construction and Land Development**

The use of methods and materials that are more environmentally benign than conventional methods or products. Examples include nonconventional building materials like straw bale and site design to improve passive solar energy potential.

**Greenhouse Effect**

A term used to describe the warming of the Earth's atmosphere due to accumulated carbon dioxide and other gases in the upper atmosphere. These gases absorb energy radiated from the Earth's surface, "trapping" it in the same manner as glass in a greenhouse traps heat.

**Group Quarters**

A residential living arrangement, other than the usual house, apartment, or mobile home, in which two or more unrelated persons share living quarters and cooking facilities. Institutional group quarters include nursing homes, orphanages, and prisons. Non-institutional group quarters include dormitories, shelters, and large boarding houses.

**Habitat**

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

**Household**

All persons occupying a single dwelling unit.

**Household, Family**

Two or more related persons occupying a dwelling unit

**Household, Non-Family**

A single person living alone, or two or more unrelated persons sharing a dwelling unit.

**Household, Above Moderate-Income**

A household whose income, with adjustment for household size, is greater than 120 percent of the County median household income, as published annually by the State of California, Department of Housing and Community Development.

**Household, Low-Income**

A household whose income, with adjustments for household size, does not exceed 80 percent of the County median household income, as published annually by the State of California, Department of Housing and Community Development.

**Household, Moderate-Income**

A household whose income, with adjustment for household size, falls between 80 percent and 120percent of the County median household income, as published annually by the State of California, Department of Housing and Community Development.

**Household, Very Low-Income**

A household whose income, with adjustments for household size, does not exceed 50 percent of the County median household income, as published annually by the State of California, Department of Housing and Community Development.

**Impervious Surface**

Surface through which water cannot penetrate, such as roof, road, sidewalk, and paved parking lot. The amount of impervious surface increases with development and establishes the need for drainage facilities to carry the increased runoff.

**Implementation**

Actions, procedures, programs, or techniques that carry out policies.

**Land Use**

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

**Large Family**

A family of five (5) or more persons.

**Land Use Designation**

One particular category in a classification series of appropriate use of properties established by the General Plan Land Use Element.

**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 (Traffic)**

A scale that measures the amount of traffic that a roadway or intersection can accommodate, based on such factors as maneuverability, driver dissatisfaction, and delay.

**Level of Service A**

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**

Designates 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**

Represents traffic characterized by slow movement and frequent (although momentary) stoppages. This type of congestion is considered severe, but is not uncommon 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 Street**

Provides direct access to properties; generally they carry the lowest traffic volumes.

**Low-Income Household**

(See Household, Low-Income)

**Manufactured Housing**

Residential structures that are constructed entirely in the factory, and that since June 15, 1976, have been regulated by the federal *Manufactured Home Construction and Safety Standards Act of 1974* under the administration of HUD.

**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 and which (1) has a minimum of 400 square feet of living space; (2) has a minimum width in excess of 102 inches; (3) is connected to all available permanent utilities; and (4) is tied down (a) to a permanent foundation on a lot either owned or leased by the homeowner or (b) is set on piers, with wheels removed and skirted, in a mobile home park.

**Mobile Home Park**

A parcel of land under one ownership that has been planned and improved for the placement of two or more mobile homes for rental purposes for nontransient use.

**Moderate-Income Household**

(See "Household, Moderate-Income")

**Modular Unit**

A factory-fabricated, transportable building or major component designed for use by itself or for incorporation with similar units onsite into a structure for residential, commercial, educational, or industrial use. The modular unit differs from mobile homes and manufactured housing by (in addition to lacking an integral chassis or permanent hitch to allow future movement) being subject to California housing law design standards. California standards are more restrictive than federal standards in some respects (e.g., plumbing and energy conservation). Also called Factory-Built Housing.

**Natural Habitat Area**

An area that sustains animal and vegetative biotic resources that has not been improved or disturbed. Natural Habitat Areas can also be areas that were previously "disturbed" and have been reclaimed or rehabilitated.

**Non-Conforming Use**

A use that was valid when brought into existence, but no longer permitted by later regulation. "Non-conforming use" is a generic term and includes (1) non-conforming structures (because their size, type of construction, location on land, or proximity to other structures is no longer permitted); (2) non-conforming use of a conforming building; (3) non-conforming use of a non-conforming building; and (4) non-conforming use of land. Any use lawfully existing on any piece of property that is inconsistent with a new or amended General Plan, and that in turn is a violation of a zoning ordinance amendment subsequently adopted in conformance with the General Plan, will be a non-conforming use. Typically, non-conforming uses are permitted to continue for a designated period of time, subject to certain restrictions.

**Normal Year**

A term used in planning for adequate water supplies. Refers to those years when the City can expect to receive all of the water it has contracted to receive (entitlement). This is because supply conditions (e.g., the amount of rain and snow collected in reservoirs, groundwater availability) are normal. Based on historical experience, normal years occur 63 percent of the time. (See also "below normal year" and "dry year.")

**Objective**

A specific statement of desired future condition toward which the City will expend effort in the context of striving to achieve a broader goal. An objective should be achievable and, where possible, should be measurable and time-specific. The State Government Code (Section 65302) requires that general plans spell out the "objectives," principles, standards, and proposals of the general plan. "The addition of 100 units of affordable housing by 1995" is an example of an objective. Housing Law requires objectives contained in the Housing Element to be quantified.

**Overlay**

A land use designation on the Land Use Map, or a zoning designation on a zoning map, that modifies the basic underlying designation in some specific manner.

**Parcel**

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

**Pedestrian-Oriented Design**

An approach to site and neighborhood 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.

**Planning Area**

The Planning Area is the land area addressed by the General Plan. The Planning Area does not lead to regulatory powers outside of the City limits. Instead, it signals to the County and to other nearby local and regional authorities that City residents recognize that development within this area has an impact on the future of their community, and vice versa. The unincorporated land within the Calistoga Planning Area will remain under the jurisdiction of the County of Napa. Under State law, the City will be invited

to comment on development within the Planning Area that is subject to review by the County. (See also Sphere of Influence)

**Policy**

A specific statement of principle or of guiding actions that implies clear commitment but is not mandatory. A general direction that a governmental agency sets to follow, in order to meet its goals and objectives before undertaking an implementing action or program. (See "Action")

**Qualified Affordable Rental Units**

Dwelling units available for rent at below market rates that are subject to affordability requirements. See also assisted housing.

**Residential Care Facility for the Elderly, Large**

A long-term residential facility for more than 12 seniors who may require limited medical care, and that allows residents to live independently in their own unit; provides meals, housekeeping and transportation services; has a scheduled calendar of events for residents; offers assistance with dressing, personal hygiene and medications; and has a resident doctor and/or registered nurse on staff.

**Restaurant, Formula**

A restaurant or eating establishment devoted to the preparation and offering of food and beverage for sale to the public for consumption either on or off the premises. Such an establishment adopts or maintains common features with another Calistoga or out-of-town business, including items such as the following: business name, appearance, or business presentation, standardized menus, ingredients, food preparation, interior decor, uniforms, architecture, exterior design, signs, use of a trademark or logo (but not including logos or trademarks indicated approval by another organization). (See also Business, Formula)

**Riparian Corridor**

A habitat and vegetation zone which is associated with the banks and floodplains of a river, stream or lake. Riparian trees and shrubs are typically phreatophytes, plants whose root systems are in constant contact with groundwater.

**Section 8 Rental Assistance Program**

A program of the US Department of Housing and Urban Development (HUD) that subsidizes rents for low-income households. The program operates by providing "housing assistance payments" to owners, developers, and public housing agencies to make up the difference between the "Fair Market Rent" of a unit (set by HUD for a metropolitan statistical area) and the household's contribution toward the rent, which is set at 30 percent of the household's adjusted gross monthly income (GMI). "Section 8" includes programs for new construction, existing housing, and substantial or moderate housing rehabilitation.

**Semi-Public Space**

An area, either interior or exterior, which is owned and managed by a private entity but which is used by the public.

**Sensitive Receptors**

Uses sensitive to noise such as residential areas, hospitals, convalescent homes and facilities, and schools.

**Shared Housing**

Two or more unrelated people, each with private sleeping quarters, share a dwelling, so as to provide safety, needed assistance, or reduce housing costs.

**Skilled nursing facility**

A licensed health-care institution for persons who need nursing care, but do not require hospitalization. Services generally include the supervision of the care of every patient by a physician, the employment full-time of at least one registered nurse, the availability of nursing care 24 hours a day, the availability of a physician on an emergency basis and the presence of facilities for storing and dispensing drugs.

**Spa**

A facility, either independent of or in conjunction with visitor accommodations, where personal services such as facials, massage, showers, and baths (including mud, steam, mineral baths) are provided.

**Sphere of Influence**

Under State law, the term used for the area outside of the city limits which a city expects to annex in future years. Calistoga's Sphere of Influence is the same as the city limits because it is City policy that no additional land will be annexed into Calistoga. (See also Planning Area)

**Steep Slope**

An area with a greater than 5 percent slope.

**Supportive housing**

Housing with no limit on length of stay, that is occupied by a target population, and that is linked to on-site or off-site services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community.

**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
- parkways between sidewalks and streets

**Transitional housing**

Rental housing operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months.

**Unincorporated Area**

Encompasses properties that are located outside of cities. Development in the unincorporated area is subject to County jurisdiction.

**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 City zoning ordinance and General Plan land use designations.

**Use, Non-conforming**

(See "Non-conforming Use")

**Very Low-Income Household**

(See Household, Very Low-Income)

**Visitor Accommodations**

A business primarily devoted to providing transient occupancy to non- residents, including but not limited to bed and breakfast inns and facilities, inns, hotels, and motels.

**Visitor Accommodations, Formula**

A Visitor Accommodations business which adopts or maintains common features with another Calistoga or out-of-town business, including items such as the following: business name, appearance, or business presentation, standardized services, uniforms, interior decor, architecture, exterior design, signs, use of a trademark or logo (but not including logos or trademarks indicating approval by another organization). (See also Business, Formula)

**Wastewater Irrigation**

The process by which wastewater that has undergone appropriate treatment is used to irrigate land.

**Zoning**

The division of a city by ordinance or other legislative regulation into districts, or zones, which specify allowable uses for real property and size 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 City for which prescribed land use requirements and building and development standards are or will be established.