

APPENDIX G: GLOSSARY

This chapter contains definitions and abbreviations for some of the terms used in this plan. The definitions of other terms used in this plan may be found in Framework for Planning - Inland Portion, Part I of the Land Use Element of the San Luis Obispo County General Plan; Framework for Planning of the Land Use Element and Local Coastal Plan of the San Luis Obispo County General Plan; the Land Use Ordinance, Title 22 of the San Luis Obispo County Code; and the Coastal Zone Land Use Ordinance, Title 23 of the San Luis Obispo County Code.

Access, Private

The means of equestrian, pedestrian, vehicular or bicycle entry to or exit from a site belonging to, intended for or restricted to the use of a particular person(s), usually the landowner or caretaker.

Access, Public

The means of equestrian, pedestrian, vehicular or bicycle entry to or exit from a site under the management of a public agency, or non-profit land trust such as The Nature Conservancy, The Land Conservancy, and available for the public's use.

Archaeological, Cultural and Historic Resources - definition relocated to proper alphabetical order.

Agricultural Accessory Structure

An uninhabited structure or building designed and built for the repair of agricultural equipment and to house farm animals, implements, supplies or products (not including commercial greenhouses which are included under "*Nursery Specialties*," or buildings for agricultural processing activities) that contains no residential use and is not open to the public. Also includes greenhouses engaged in agricultural research as the primary use. Agricultural Accessory Structures can also include but not be limited to wind and solar powered devices used for direct climate control, and water pumping or other conversion of wind or solar energy to mechanical or thermal power used on-site. Wind energy conversion machines for electric power generation are included under "*Electric Generating Plants*." Includes barns, grain elevators, silos, and other similar buildings and structures.

Agricultural Lands

Land that meets the criteria in Chapter 3, and as further described in Appendix C, for being designated Agriculture in this plan.

Agricultural Processing

Establishments performing a variety of operations on crops after harvest, to prepare them for market on-site or further processing and packaging at a distance from the agricultural area including but not limited to: alfalfa cubing; hay baling and cubing; corn shelling; drying of corn, rice, hay, fruits and vegetables; pre-cooling and packaging of fresh or farm-dried fruits and vegetables; grain cleaning and custom grinding; custom grist mills; custom milling of flour, feed and grain; sorting, grading and packing of fruits and vegetables; tree nut hulling and shelling; cotton ginning; wineries and alcohol fuel production; and in inland portions of the county, receiving and processing of green material, other than produced on-site (commercial composting). Green materials are any wastes which are derived from plant material, including but not limited to leaves, grass clippings, weeds, tree trimmings or shrubbery cuttings. Note: any of the above activities performed in the field with mobile equipment not involving permanent buildings are included under "*Crop Production and Grazing.*" (SIC: 0723, 0724)

Agricultural Soils, Non-Prime

Areas of land that do not contain prime agricultural soils but are classified in the Agriculture land use category by the Land Use Element of the San Luis Obispo County General Plan.

Agricultural Soils, Prime

Coastal Zone: Prime agricultural lands or soils means any of the following:

- a. All land which qualifies for rating as class I or II in the Natural Resources Conservation Service land use capability classifications.
- b. Land which qualifies for rating 80 through 100 in the Storie Index Rating.
- c. Land which supports livestock used for the production of food and fiber and which has an annual carrying capacity equivalent to at least one animal unit per acre as defined by the U.S. Department of Agriculture.
- d. Land planted with fruit- or nut-bearing trees, vines, bushes or crops which have a non-bearing period of less than five years and which will normally return during

the commercial bearing period on an annual basis from the production of unprocessed agricultural plant production not less than \$200 per acre.

Inland: Prime agricultural lands or soils means any of the following:

- a. Land with a Natural Resources Conservation Service land capability rating of Class I or Class II (all land to qualify for these ratings must be irrigated); or
- b. Other irrigated lands that have suitable soils, climate and water supply which sustain irrigated crops valued according to one of the following criteria:
 1. Land planted in crops which have produced an annual gross value of \$1,000 or more per acre for three of the previous five years.
 2. Land planted in orchards, vineyards and other perennial crops that would produce an average annual gross value of \$1,000 or more per acre if in full commercial bearing. Value is calculated by multiplying the average production per acre by the average value of the commodity for the previous five years as determined from the Annual Reports of the San Luis Obispo County Department of Agriculture and Measurement Standards.

Animal Raising and Keeping

The keeping, feeding or raising of animals as a commercial agricultural venture, avocation, hobby or school project, either as a principal land use or subordinate to a residential use. Includes the keeping of common farm animals, small-animal specialties such as rabbit farms and other fur-bearing animals; bee farms; aviaries; worm farms; household pets, etc. This definition does not include grazing, which involves the keeping of grazing animals at densities less than two animals per acre, and is instead included under the definition of "*Crop Production and Grazing.*" See also "*Specialized Animal Facilities.*"

Archaeological, Cultural and Historic Resources

Areas of unique historical significance and areas of known or suspected archaeological or cultural value that are confirmed by site-specific study during review of land use permit applications. Archaeological resources include sites containing artifacts used by Native Americans. Cultural resources include sites that are sacred to Native Americans, such as places where prayer and spiritual ceremonies have been performed over hundred and thousands of years.

Best Management Practices (BMP)

The definition of best management practices quoted from the Federal Register is as follows:

The term best management practices (BMP) means a practice, or combination of practices, that is determined by a State (or designated areawide planning agency) after problem assessment, examination of alternative practices, and appropriate public participation to be the most effective, practicable (including technological, economic, and institutional considerations) means of preventing or reducing the amount of pollution generated by non-point sources to a level compatible with water quality goals (40 CFR Part 130).

Source: *Conservation Districts and 208 Water Quality Management*
 U.S. Environmental Protection Agency
 National Association of Conservation Districts; Pg 94-95.

Building

Any structure having a roof supported by columns and/or walls and intended for shelter, housing, and/or enclosure of any person, animal or chattel, but not including tents.

Coastal Zone Land Use Ordinance (CZLUO)

Title 23 of the San Luis Obispo County Code. The CZLUO contains standards and procedures which regulate development and site design within the coastal zone. The CZLUO, together with the Land Use Element and Local Coastal Plan, provides comprehensive development standards and review procedures in an integrated land use policy and regulatory system.

Crop Production and Grazing

Agricultural uses including production of grains, field crops, vegetables, melons, fruits, tree nuts, flower fields and seed production, ornamental crops, tree and sod farms, associated crop preparation services and harvesting activities including but not limited to mechanical soil preparation, irrigation system construction, spraying, crop processing and sales in the field not involving a permanent structure. Also includes the raising or feeding of beef cattle, sheep and goats by grazing or pasturing. Does not include cattle feedlots, which are included under "*Specialized Animal Facilities.*" The distinction between feedlots and grazing operations is established by the Land Use Ordinance, Chapter 22.08, and Coastal Zone Land Use Ordinance, Chapter 23.08. See also, "*Animal Raising and Keeping.*"

Development

Coastal Zone: Pursuant to PRC 30106, "*Development*" means, on land, in or under water, the placement or erection of any solid material or structure; discharge or disposal of any dredged material or of any gaseous, liquid, solid, or thermal waste; grading, removing, dredging, mining, or extraction of any materials; change in the density or intensity of use of land, including, but not limited to, subdivision pursuant to the Subdivision Map Act (commencing with Section 66410 of the Government Code), and any other division of land, including lot splits, except where the land division is brought about in connection with the purchase of such land by a public agency for public recreational use; change in the intensity of use of water, or of access thereto; construction, reconstruction, demolition, or alteration of the size of any structure, including any facility of any private, public, or municipal utility; and the removal or harvesting of major vegetation other than for agricultural purposes, kelp harvesting, and timber operations which are in accordance with a timber harvesting plan submitted pursuant to the provision of the Z'berg-Nejedly Forest Practice Act of 1973 (commencing with Section 4511).

As used in this section, "*structure*" includes, but is not limited to, any building, road, pipe, flume, conduit, siphon, aqueduct, telephone line, and electrical power transmission and distribution line.

Inland: Any activity or alteration of the landscape, its terrain, contour, or vegetation, including the erection or alteration of buildings or structures. New development is any construction or alteration of an existing structure or land use, or establishment of a land use after the effective date of the Land Use Ordinance. Excludes crop production, grazing and other standard and acceptable agricultural operations for the production of agricultural commodities.

Driveway

A vehicular access from a road that serves no more than two structures, with no more than three dwelling units on a lot of record any number of accessory structures.

Dwelling or Dwelling Unit

Any building or portion thereof which contains living facilities, including provision for sleeping, eating, cooking and sanitation, for not more than one family.

Ecosystem

All the components of a biological community and the physical environment, and the interactions among and between them. Examples are grasslands, forests and sand dunes. Major Ecosystems are important ecosystems that cover large areas, as described in Chapter 5 of this plan.

Environmentally Sensitive Resources

Areas that have high environmental quality and special significance for ecological, biological, scientific, educational, or passive outdoor recreation purposes. Such areas include habitat of rare or endangered plants or animals; sensitive, unique, endemic, exemplary, or representative natural communities or ecosystems; Natural Area Preserves as described in this plan; key wildlife corridors; important watersheds; lakes, wetlands and estuaries; marine habitats; streams and riparian vegetation; important geologic features or natural landmarks.

Estuary

Semi-enclosed, coastal water body receiving open or intermittent exchange with the ocean and fresh water from land.

Farm Equipment and Supplies

Establishments primarily engaged in sale, rental or repair of agricultural machinery and equipment for use in the preparation and maintenance of the soil, the planting and harvesting of crops, and other operations and processes pertaining to work on the farm; also dairy and other livestock equipment. Includes agricultural machinery (except the sale of trailers, tractors and other motorized, self-propelled farm vehicles, which are included under "*Auto, Mobilehome and Vehicle Dealers and Supplies*"), dairy farm machinery and equipment, irrigation equipment, poultry equipment and frost protection equipment; hay, grain and feed sales; retail sales of prepackaged fertilizer and agricultural sprays. Sales may include the final assembly of farm machinery, implements or equipment from component parts received from the manufacturer in a partially assembled state, but not the creation of such components from raw materials.

Food and Beverage Retail Sales

Retail trade establishments primarily engaged in selling food for home preparation and consumption, as well as the retail sale of packaged alcoholic beverages for consumption off the premises, including wine tasting facilities which are not on the same site as the winery.

Food and Kindred Products

Manufacturing establishments producing or processing foods and beverages for human consumption and certain related products. Includes: (1) meat, poultry and seafood products (slaughtering, canning, and curing and by-product processing); (2) dairy products processing; (3) canned and preserved fruit and vegetables and related processing; (4) grain mill products and by-products; (5) bakery products, sugar and confectionery products; (6) fats and oil products, including rendering plants; (7) beverages and liquors (except wineries, which are included under "*Ag Processing*"); (8) and miscellaneous food preparation from raw products (operations on crops subsequent to their harvest are included under "*Ag Processing*"). (SIC: Group 20)

Framework for Planning - Inland Portion

Part I of the Land Use Element of the San Luis Obispo County General Plan which contains policies and procedures that apply outside the coastal zone. It defines how the Land Use Element is used together with the Land Use Ordinance and other adopted plans.

Framework for Planning of the Land Use Element and Local Coastal Plan

Part of the Local Coastal Program of the San Luis Obispo County General Plan which contains policies and procedures that apply within the coastal zone. It defines how the Land Use Element and Local Coastal Plan is used together with the Coastal Zone Land Use Ordinance and other adopted plans.

Ground Water Recharge

That fraction of the rainfall that penetrates the earth surface and ends up as storage and/or underflow in the saturated zone at depth.

Ground Water Recharge, Artificial

Recharge resulting from structures and practices that enhance or divert to percolation those surface waters otherwise lost to runoff.

Hazard Areas

Lands that need to be set aside or regulated in order to protect public health, safety and welfare. Hazard Areas include lands subject to flood, fire, geologic, and seismic (earthquake) risks and can also include man-made facilities such as pipelines, landfills, levees, stormwater retention areas, and surface mines.

Irrigable

Land with on-site water sources sufficient to support any crop suited to the soil type and climate of a site without reliance on rainfall. This capability may be inferred where more than 50% of the total land area of lots bordering a site (with equivalent soils and microclimate) are irrigated.

Irrigated

Land having existing wells, water storage, and/or drip irrigation system adequate to support any crop suited to the soil type and climate of a site.

Land Use Category

Any of the districts defined by Chapter 7, Part I of the Land Use Element (Inland and Coastal), which are applied for the purpose of identifying areas of land suitable for particular land uses.

Land Use Element (LUE)

The Land Use Element of the San Luis Obispo County General Plan adopted under Section 65302 of the California Government Code. The LUE is a plan describing the official county policy on the location of land uses and their orderly growth and development. The Land Use Element consists of three major sections: Framework for Planning (Part I), the area plans (Part II) and the official maps (Part III).

Land Use Ordinance (LUO)

Title 22 of the San Luis Obispo County Code. The LUO contains standards and procedures which regulate development and site design within the inland portion of the county outside of the coastal zone. The LUO, together with the Land Use Element, provides comprehensive development standards and review procedures in an integrated land use policy and regulatory system.

Land Use Permit or Entitlement

A discretionary or ministerial permit that grants an applicant the authority to establish a use of land only after obtaining additional building or grading permits, as required. Land use permits are the Plot Plan, Site Plan, Minor Use Permit and Development Plan established by the Land Use Ordinance (Title 22) and Coastal Zone Land Use Ordinance (Title 23).

Discretionary Permit: An entitlement that may be issued under the provisions of Title 22 or 23, but requires the exercise of judgement and the resolution of factual issues to determine if the application and requested entitlement conform with the provisions of this title. Generally, a discretionary permit consists of any entitlement that requires a decision to approve, approve subject to conditions or disapprove, based on the judgement of the Review Authority after a hearing.

Ministerial Permit: Any permit that may be issued under the provisions of Title 22 or 23, without review by the Planning Commission or Board of Supervisors. A ministerial decision involves only the evaluation of a proposal with respect to fixed standards or objective measurements, without the use of subjective criteria.

Local Coastal Plan

The Local Coastal Program Land Use Plan, which is a portion of the county's Local Coastal Program as certified by the California Coastal Commission. The Local Coastal Plan consists of the Policy Document, Land Use Element Programs and Standards (Part II of the LUE) and Land Use Element Maps (Part III of the Land Use Element).

Local Coastal Program (LCP)

The LCP consists of (a) the Local Coastal Plan, (b) the Coastal Zone Land Use Ordinance, and (c) other implementing actions for the coastal zone of the county which meets the requirements of the California Coastal Act of 1976 as certified by the California Coastal Commission.

Natural Area Preserve

Areas of land or water that are currently under, or may come under, the management of San Luis Obispo County through purchase from a willing seller, dedication of open space land to mitigate development impacts, or through cooperative agreements with other public agencies. These areas are intended to remain in a predominantly natural or undeveloped state to provide resource protection and possible opportunities for passive recreation and environmental education for present and future generations.

Nursery Specialties

Agricultural establishments primarily engaged in the production of ornamental plants and other nursery products, grown under cover or outdoors. Also includes establishments engaged in the sale of such products (e.g., wholesale and retail nurseries) and commercial scale greenhouses (home greenhouses are included under "*Residential Accessory Uses*").

Open Space Lands

Any parcel or area of land or water which is essentially unimproved and devoted to an open-space use as designated on a local open space plan as open space for the preservation of natural resources, the managed production of resources, for outdoor recreation, or for public health and safety (see California Government Code Section 65560).

Open Space Uses

The variety of uses that are appropriate on open space lands and the variety of functions served by open space. Open space uses and functions include preservation of natural resources (such as plants and animals, streams, wetlands, and watershed lands); managed production of resources (such as forestry, agriculture, commercial fishing, and mining); outdoor recreation; protection of scenic, historic and cultural resources such as archaeological and historic sites; and protection of public health and safety (such as water reservoirs and areas set aside as earthquake fault zones).

Passive Recreation

Non-intensive recreational activities such as riding and hiking trails and nature study that require no more than limited structural improvements such as steps, fences and signs.

Private In-Holdings

Privately owned lands within the boundaries of lands under public ownership, such as privately owned parcels within the boundaries of the Los Padres National Forest.

Review Authority

The individual or group identified by the Land Use Ordinance and Coastal Zone Land Use Ordinance (Title 22 and 23 of the San Luis Obispo County Code, respectively) as having the authority to take action to approve, approve subject to conditions or disapprove a land use permit

application pursuant to that title; either the Planning Director, Subdivision Review Board, Planning Commission, or Board of Supervisors.

Riparian

Associations of plant species that grow next to freshwater streams, lakes, springs, and other water features.

Road, Agricultural, Private or Public

Agricultural: Access roads to fields, pastures or similar agricultural use. Does not include a road to an agriculturally exempt building or structure which requires a county construction permit.

Private: Vehicular access to more than one lot of record; access to any industrial or commercial occupancy; or vehicular access to a single parcel with more than two structures or four or more dwelling units; belonging to, intended for or restricted to the use of a particular person(s), usually the landowner or caretaker.

Public: Vehicular access to more than one lot of record; access to any industrial or commercial occupancy; or vehicular access to a single parcel with more than two structures or four or more dwelling units; under the management of a public agency and available for public use.

Right-of-Way

A public road, alley, pedestrian or other access right-of-way with width described in recorded documents. Also includes rights-of-way for electric power transmission, oil and gas pipelines and communications systems utilizing direct connections, such as cable TV, telephone, etc.

Rural Areas

Areas that are outside of urban and village reserve lines as designated in the San Luis Obispo County General Plan.

Salt Balance

An acceptable water quality state in a ground water basin where the inflow of dissolved solids (or concentration of a specific use-limiting constituent) added from natural or man made sources is in equilibrium with that quantity discharged with ground water and/or surface outflow from the basin.

Scenic Resources

Visually unique or outstanding features of the landscape, such as unusual landforms, scenic vistas and viewsheds that are viewed from public places such as a street, highway, park, or the coastline.

Sensitive Resource Area (SRA) Combining Designation

A mapped designation in the LUE that identifies areas having high environmental quality and special ecological or educational significance and that have public value. These special features create a need for more careful project review within SRAs.

Specialized Animal Facilities

Intensive agricultural and other animal care or keeping establishments including: hog ranches, dairies, dairy and beef cattle feedlots (the distinction between a grazing operation and a feedlot is established by the Land Use Ordinance and by the definition of "*Animal Raising and Keeping*"); livestock auction, sales building and sales lot facilities; chicken, turkey and other poultry ranches; riding academies, equestrian exhibition facilities and large scale horse ranches; veterinary medical facilities and service, animal hospitals and kennels; zoos. See also "*Animal Raising and Keeping*," "*Crop Production and Grazing*."

Species, Rare, Threatened or Endangered

Rare: A species whose existence meets either of the following criteria: (a) although not presently threatened with extinction, the species is existing in such small numbers throughout all or a significant portion of its range that it may become endangered if its environment worsens; or (b) the species is likely to become endangered within the foreseeable future throughout all or a significant portion of its range and may be considered "*threatened*" as that term is used in the Federal Endangered Species Act.

Threatened: A species whose survival and reproduction in the wild is in immediate jeopardy from one or more causes, including loss in habitat, change in habitat, over harvesting, predation, competition, disease, or other factors.

Endangered: A species which is in danger of extinction throughout all or a significant portion of its range.

Stream

A body of water that flows at least periodically or intermittently through a bed or channel having banks and supports fish or other aquatic life, including watercourses having surface or subsurface flow that supports or that supported riparian vegetation. "*Blue line*" streams are mapped as dotted or dashed blue lines on the U.S. Geological Survey 7.5 minute topographic quadrangle maps, and are shown on the Combining Designation maps of the Land Use Element.

Structure

Any artifact constructed or erected, the use of which requires attachment to the ground, including any building, but not including fences or walls six feet or less in height.

Structure, Accessory or Principal

Accessory: A structure, the use of which is incidental to that of a principal structure on the same lot. May be either detached, or attached if part of the principal structure.

Principal: A building where the principal use of its lot and/or building site is conducted.

Urban Reserve Line (URL)

A boundary separating urban/suburban land uses and rural land uses that is based upon the needs of individual communities for areas of additional growth during the 20-year term of the Land Use Element. Urban reserve lines are mapped in the Land Use Element.

Village Reserve Line (VRL)

A boundary around settlements of greater density than surrounding rural areas and that are not self-sufficient communities. The boundary distinguishes those developed areas from the surrounding rural countryside. Village reserve lines are mapped in the Land Use Element.

Watershed

The total land area that contributes water to a river, stream, lake, or other body of water. Synonymous with drainage area, drainage basin and catchment.

Water Quality

Those physical and chemical constituent criteria that determine and/or limit the uses of water for municipal, industrial, recreational and agricultural purposes (i.e. temperature, turbidity, total dissolved solids, specific dissolved chemicals, biological constituents, etc.).

Wetland

Lands that may be permanently or seasonally covered by shallow water and supports specially adapted vegetation. Wetlands may be seasonal, such as vernal pools, alkali seeps and seasonal freshwater marshes; or they may be perennial, such as tidal salt marshes, bogs and perennial freshwater marshes.

