



LAND USE ELEMENT

Density: the number of dwelling units per gross acre.

Development - Any physical development including, but not limited to, residences, commercial or industrial facilities, civic buildings, parks, hospitals, schools, airports or similar facilities.

Dwelling Unit: a single unit providing complete, independent living facilities for one or more persons.

Flood: a general and temporary condition of partial or complete inundation of normally dry land area lying outside the normal stream channel as a result of one or more of the following occurrences or conditions -- the overflow of inland waters, or the unusual and rapid accumulation or runoff of surface waters from any source.

Flood, 100-Year: a flood estimated to occur at an average of once in 100 years (one percent frequency of occurrence), determined from an analysis of historical flood and rainfall records.

Floodway: the area of land necessary to pass a 100-Year Flood without increasing the water surface elevation of more than one foot at any point as a result of anticipated development within Floodplain Fringe.

Floodplain: the area of land, including both the Floodway and the Floodplain Fringe, which are subject to inundation of a 100-Year Flood level.

Floodplain Fringe: the area lying in the Floodplain that is not within the Floodway. This is the only area within the Floodplain which may be developed. Any development which does occur must be above the 100-Year Flood level.

Open Space: an area of land or water which is essentially unimproved with manmade structures, which through specific action by the City of Santee has been recognized to have value to its citizens for reasons including but not limited to the following: (1) open space for the preservation of natural resources, plant species or fish and wildlife habitats; (2) areas necessary for management of mineral and agricultural resources; (3) open space for outdoor recreation, or which has significant scenic, historic or cultural value, or which provides access to rivers, streams, natural habitats or open space reservations; and (4) open space for public health and safety, including, but not limited to , areas which require special management or regulation because of hazardous or special conditions, unstable soil areas, floodplains, and areas presenting high fire risks.

Planned Development: a large, integrated development located on a single building site, or on two or more building sites which may be separated only by a street or other right-of-way. In such development, the land and structures shall be planned and developed as a whole in a single development operation or a series of operations in accordance with a detailed, comprehensive





GLOSSARY

plan encompassing such elements as the location of structures, the circulation pattern, parking facilities, open space, and utilities, together with a program for provision, operation and maintenance of all areas, improvements, facilities and services provided for the common use of the persons occupying or utilizing the property.

Setback: a required, specified distance between a building or structure and a lot line or lines.

Zone: a mapped area to which a uniform set of regulations apply. Regulations typically include a list of permitted and conditionally permitted uses and development standards including setbacks, height restrictions, lot coverage, etc.

CIRCULATION ELEMENT

Average Daily Trips - Abbreviated to ADT. The average number of vehicles passing a certain location any one day, taking into account weekdays, weekends, holidays, vacations and seasonal variations.

RECREATION ELEMENT

Local Parks: parks providing for recreational uses in proximity to the homes of Santee residents, in contrast to regional facilities which serve the entire County. They generally are less than 200 acres and may be in the form of mini-parks, neighborhood parks, or community parks.

Mini-Parks: refer to small areas no larger than two acres. They may serve any age group, depending on the needs of the neighborhood. Facilities typically include open grass areas, picnic tables, walkways and a childrens play lot. They generally serve a population of at least 500 people within a radius of one-eighth to three-eighths of a mile.

Neighborhood Parks generally serve a population of 2,000 to 5,000 or approximately the same population and area served by an elementary school. They generally range in size from 2 to 20 acres. The service radius is typically between $\frac{1}{4}$ and $\frac{1}{2}$ of a mile. Ideally they are centrally located within a neighborhood and are often located near schools. In many areas, the Neighborhood Park will also serve adults. A typical Neighborhood Park may include childrens play lots, paved, outdoor multi-purpose courts; nature study and quiet areas; open grassy areas; active sports fields, picnic areas, walkways, restrooms and neighborhood activity buildings. While this type of a park is typically a walk-in facility, limited parking areas are often provided.

Community Parks generally range in size from 20 to 200 acres. They supplement the Neighborhood Parks by providing for activities that require more space and for specialized functions which must serve a larger population in order to be justified. The Community Park generally serves a population of 10,000 to 25,000 population within a radius of 1 to 2 miles. They are often located adjacent to a school in order to promote joint use of the building and sports facilities. They can also serve as the Neighborhood Park for the immediate environs. A typical Community Park may include the following; childrens play lot, paved multi-purpose courts, group picnic areas; senior citizen building and community recreation center buildings,





swimming pool, amphitheater or outdoor special events area, walkways and restrooms. Given the more intensive group activities that are provided for, ample off-street parking is also provided.

Regional Parks serve the entire County and usually are at least 200 acres in size. Some are left primarily in their "natural state" while others will have both natural areas and extensive development.

Trails in this Element shall mean paved or unpaved paths for non-motorized (hiking, biking and equestrian) uses.

CONSERVATION ELEMENT

Aquifer: water-bearing formation that will yield groundwater in usable quantities to wells and springs.

Construction quality sand: sand having a size gradation suitable for the production of concrete or plaster.

Borrow pit: an area that has been excavated or scraped to obtain a resource such as soil, minerals, or fill material.

Groundwater: water that occurs beneath the land surface and fills the pore spaces of the rock material in which it occurs. When water wells are drilled, it is groundwater that is withdrawn.

High Interest Species: all plant and animal species that are considered to be Endangered, Rare, of Declining or Depleted Status (including Audubon Blue List species), as defined and classified by the California Department of Fish and Game, the California native Plant Society and the U.S. Fish and Wildlife Service.

Mineral Resources: aggregate materials believed to be acceptable for commercial use. The term includes all usable aggregate materials that may be economically mined in the future, regardless of whether a permit has been obtained for their extraction.

Open Space Easement: a grant by an instrument whereby the owner relinquishes to the public or private entity, either in perpetuity or for a term of years, the right of the owner and any subsequent owner to construct improvements upon the land except as may be expressly reserved in the instrument. The Open Space easement may also regulate any grading, fill or other change of the character of the land.

Reclamation: the combined process of land treatment that minimizes water degradation, air pollution, damage to aquatic or wildlife habitat, flooding, erosion, and other adverse effects from surface mining operations, so that mined lands are reclaimed to a usable condition which is readily adaptable for alternate land uses, creates no danger to public health or safety, and is consistent with the General Plan, Zoning Ordinance and applicable Specific Plans. The process





GLOSSARY

may extend to affected areas surrounding mined lands, and may require backfilling, grading, revegetation, soil compaction, stabilization or other measures.

Riparian habitat: streamside vegetation and plant communities.

Ruderal: a weedy type of plant that has established itself in a previously disturbed area

Surface mining operations: all, or any part of, the process involved in the mining of minerals on mined lands by removing overburden and mining directly from the mineral deposits, open-pit mining of materials naturally exposed, mining by the auger method, dredging and quarrying, or surface work incidental to an underground mine.

Watershed or drainage basin shall mean the land area from which water drains into a river, stream or smaller drainage.

NOISE ELEMENT

Decibel - abbreviated to dB. A unit for describing the amplitude of sound.

Sound Pressure Level - 20 times the logarithm to the base 10 of the ratio of the sound pressure to the reference pressure which is 20 micropascals (20 Pa). Units are dB.

A-Weighted Sound Level - The sound pressure level in decibels as measured on a sound level meter using the A-weighting filter network. The A-weighting filter de-emphasizes the very low and very high frequency components of the sound in a manner similar to the response of the human ear and gives good correlation with subjective reactions to noise. Abbreviated to dB(A).

Equivalent Energy Level - Abbreviated to Leq. The sound level corresponding to a steady state sound level containing the same total energy as a time varying signal over a given sample period. Any time period may be used, but most often is a one hour period.

Exceedance Percentile - The sound level exceeded for a certain percentage of the total time period. Abbreviated to Ln.

Day-Night Average Sound Level - Abbreviated to Ldn. The 24-hour average of the A-weighted sound pressure level, with the noise levels between 10:00 p.m. and 7:00 a.m. increased by 10 dB(A) before averaging takes place to account for the increased sensitivity to noise during the quieter nighttime hours. It is the measure of the overall noise experienced during an entire day.

Community Noise Equivalent Level - Abbreviated to CNEL. Similar to Ldn except that noise levels between 7:00 p.m. and 10:00 p.m. are also increased by 5 dB(A) in addition to the 10 dB(A) nighttime weighting. CNEL is often used to describe the noise around airports. The values of CNEL and Ldn are generally within ± 1 dB of each other.





Noise Contours - Lines of equal noise impacts. Noise contours are normally drawn at 5dB intervals.

Ambient Noise Level - Sometimes called background or residual noise level. Ambient noise is the composite from all sources near and far which make up the normal or existing noise environment at a given location.

Intrusive Noise - that noise which intrudes over and above the existing ambient noise at a given location. The relative intrusiveness of a sound depends upon its amplitude, duration, frequency and time of occurrence, tonal or informational content, and the level of the prevailing ambient.

Noise Sensitive Area - The building site of any residence, hospital, school, library or similar facility where quiet is an important attribute of the environment.

SAFETY ELEMENT

Active Fault - An active fault is one that exhibits separation in historic time or along which separation of Holocene deposits can be demonstrated. If Holocene deposits are not offset, but numerous epicenters have been recorded on or in close proximity to the fault, a classification of active may be used.

Alluvium - Surficial, stream-deposited materials that have undergone no significant cementation or consolidation; typically loose sands, gravels, or clays deposited in valleys and other drainage areas in the last 11,000 years.

Bed - A layer or tabular body of sedimentary rock greater than 1 cm thick, that lies essentially parallel to the surface or surfaces on or against which it was formed.

Bedding - The arrangement of sedimentary rock in layers that are more than 1 cm thick.

Bedding Plane - The surface that separates each successive layer of a sedimentary rock from its preceding layer.

Bedding Plane Fault - A fault that parallels a bedding plane.

Cementation - The process by which loose sediments become cohesive sedimentary rock through the addition of natural cementing agents such as calcium carbonate, iron oxide, or silica.

Clast - An individual constituent, grain, or fragment of rock, produced by weathering of a larger rock mass.

Expansive - Refers to a clayey soil that will expand and contract with change in moisture content.

Fault - A fracture in rock along which there has been displacement.





GLOSSARY

Fine-grained - A general term used to describe grains between 1 mm and .05 mm in size.

Formation - A general term used in describing soil or rock masses that have been mapped as distinct units.

Fracture - A general term for any break in a rock mass.

Friars Formation - The Friars Formation is composed of beds of brown, red, and green mudstones and claystones alternating with loosely to, moderately well-cemented, fine- to medium-grained, light gray to brown sandstones. The thickness of these beds ranges from 2 to 40 feet or more. Recent studies by various geotechnical firms have confirmed that the Friars Formation contains a significant cobble conglomerate bed 25 to 50 feet thick and lying at an elevation of approximately 450 feet.

Inactive Fault - A fault is classified Inactive when a fault trace exhibits no separation of Holocene deposits or if the fault is overlain by unfaulted Pleistocene deposits.

Intensity - Intensity refers to the degree or strength of shaking at a specified place. It is based on the energy released by an earthquake but is a rating assigned by an experienced observer using a descriptive scale with grades indicated by roman numerals from I to XII. Intensity is rating of the severity of damage producing properties of the ground motion at a specific location. The scale of measurement is based upon the sensations of persons and upon physical damage to structural and man-made objects. The most widely used and accepted intensity scale is the Modified Mercalli Intensity Scale (Appendix B).

Interbedded - A term used to describe soil or rock material lying between beds, or lying in a bed parallel to other beds of a different material.

Joint - A surface of actual or potential fracture or parting in a rock.

Landslide - Any mass movement that occurs below the soil mantle that is caused by shear failure along one of several surfaces.

Liquefaction - Liquefaction is a process or condition in which a soil mass below the water table suddenly loses its strength during shaking, such as an earthquake, and behaves like a fluid. The primary factors affecting the potential of a soil to liquety are: proximity of water table to the ground surface; soil type; relative density or void ratio; initial confining pressure; intensity of ground shaking; and, duration of ground shaking. In general, poorly graded materials are more susceptible to liquefaction than are well graded materials, and of the poorly graded materials, fine sands and silts tend to "liquefy" more readily than do coarse sands, gravelly soils or clays. Typically, soils containing more than about 30 to 40 percent (by weight) clay particles have a very low potential for liquefaction.





In general, Modified Mercalli Intensities on the order of VII may create sufficient ground shaking to cause liquefaction of very susceptible deposits. As the intensity of seismic event increases, the range of susceptible deposits also increases. Magnitude - Magnitude is related to that energy which is radiated from the earthquake source in the form of elastic waves. Basically, magnitude is the rating of a given earthquake related to the earthquake energy released in the hypocentral area and is independent of the base of observation since it is calculated from measurement on seismograms. It is expressed in ordinary numbers and decimals. Magnitude was originally defined by C. F. Richter as a logarithm (base 10) of the maximum amplitude of a seismogram at a distance of 100 km (62 miles) from the focus. For other distances or for instruments of other types, conversion to the standard is accomplished.

Massive - A general term used to describe homogeneous sedimentary rock that is free of joints and bedding planes.

Matrix - The natural material in which a rock clast is embedded. In a rock in which certain constituents are much larger than the others, the smaller sized constituents compose the matrix.

Medium-grained - A general term used to describe grains larger than 1 mm and smaller than 2 mm.

Mudstone - A rock composed of indefinite and varying proportions of clay, silt, and sand.

Poorly Sorted - A general term used to describe materials composed of nonuniform-sized constituents.

Sandstone - A consolidated sedimentary rock composed of cemented sand grains.

Sedimentary Rock - A term used to describe rock formed from a sediment (generally composed of sand- to clay-sized particles).

Silt - Applies to unconsolidated rock particles that are greater than .005 mm and less than .05 mm in size.

Siltstone - A consolidated rock composed predominantly of silt.

Slopewash - Soil and rock material that is or has been transported down a slope by running water not confined to channels.

Soil Creep - An imperceptibly slow and continuous downward and outward movement of soil on a slope.

