

January 20, 2010

**Red, Underlined type: Changes requested by Amador County Business Council**

*Blue, Italicized type: Comments by Amador County Business Council*

**Black type: Text which includes requested changes**

**Grey type: Paragraphs and/or definitions with no suggested changes**

# GLOSSARY



This glossary includes primarily technical terms used in the General Plan. However, the glossary also includes some commonly used and understood words in cases where a specific meaning is intended. The Glossary is intended to provide definitions for words that are used throughout the plan; in some cases, the General Plan may use technical terms only once, or only in a single, discrete discussion (a few paragraphs at most) in the plan. Where that is the case, the term will be defined in the text where it is used.

In general, the language used in the goals and policies of the General Plan communicates the broad outlines of the County's desired direction. The language of the goals and policies is intended to preserve the discretion of current and future decision makers to weigh competing objectives and interests in their decisions. Unless specific, directive language (such as "The County will" or "The County shall") is used, goals and policies indicate a preferred direction, and do not require (or prohibit) specific actions or activities.

*Note: As the elements of the General Plan are completed, additional technical terms may be added to this list. An inappropriate use of the phrase "the County will" occurs on p. 28 of the Revised Goals and Policies. This background text will be revised.*

Source: Commissioners                      Requested by Business Council  
                    Staff and Consultants

## A

Accessible: 1) Capable of being reached. 2) Capable of being used or seen.

Activity Centers: Cities and areas of the County (such as Town Centers and Regional Service Centers) where residents go to do their shopping and obtain services, such as health care, post offices, legal services, etc.

Adequate – Sufficient, in the opinion of the decision maker, to meet a need or a requirement. *Note: Staff would prefer to remove this subjective term from the glossary. (We suggest keeping this definition with addition of the above language)*

Administrative Decision: See Ministerial Decision.

Affordable: 1) ~~manage to bear~~ Having a cost which may be borne without serious detriment; to be able to bear the cost of. 2) ~~To make available, give forth or provide naturally or inevitably.~~

Agriculture: Use of land for the primary purpose of earning a profit in money through production of food, and fiber, ~~and/or~~ fuel including the growing of crops and/or the grazing of animals on land designated for long term grazing. Valued added activities as delineated in the zoning code shall be encouraged. ~~on natural prime or improved pasture land.~~ *(Please use state definition, and look up USDA definition)*

Agriculture-related Businesses: Businesses, such as agricultural product sales, on-farm sales, roadside stands, produce stands, self-pick operations, and agricultural home stays, which may provide an additional source of income from agricultural lands. *Note: The specific agriculture-related businesses which would be permitted on a particular parcel will be regulated by the Amador County Zoning Code. Agriculture-related businesses may include some uses which are not permitted on lands under Williamson Act contracts. These uses would not apply to parcels under Williamson Act contracts. (This is opposite from current general plan)*

Agri-tourism: Recreational travel to agricultural areas, or to participate in agricultural activities or education. As used in the General Plan, agri-tourism includes activities directed at agricultural tourists, including agri-entertainment and agri-education activities.

Alternative: 1) ~~Offering or expressing a choice.~~ 2) Different from the usual or conventional.

Alternative Energy Generation: Methods of generating electrical power which do not require the combustion of fossil fuels such as oil and natural gas. Alternative energy generation might include (but is not limited to) solar, wind, and geothermal power, or the generation of energy from biomass or other sources.

Appropriate: 1) ~~to take exclusive possession of;~~ 2) ~~to set apart or assign to a particular purpose or use.~~ Suitable or fitting.

Available: 1) Present or ready for immediate use. 2) Qualified or willing to assume a responsibility. 3) Accessible or obtainable.

Avoidance (C-3.2): See Planned Avoidance.

## B

~~Balance: Taking into account various factors, criteria, or considerations as a means of judging or deciding. a counterbalancing weight, force or influence; 3) an aesthetically pleasing integration of elements.~~ *Note: Staff would prefer to remove this term from the glossary. (We agree with Staff to remove from the Glossary. Clarifying who decides if a “balance” has been attained is more important than a definition of what constitutes a balance. A decision maker has to weigh opposing*

*goals or opposing policies in making a decision. If there are no opposing goals or interests, there is no decision to make.)*

Best Management Practices: Methods which are determined to be the most effective, practical means of achieving desirable outcomes. *Note: Best management practices may include a range of possible tools which can be used to comply with CEQA or other regulatory requirements.*

Brownfield Properties: A site which has remained un- or under- used due to real or perceived environmental contamination.

Buffer: An area of land separating two distinct activities that acts to soften or mitigate the effects of one land use on the other. ~~Often, the buffered area is~~ Buffer areas may include but are not limited to undeveloped open space, landscaped areas, fences, walls, berms, or any combination of these things. *(This has potentially significant consequences. The County should deal with the specifics of “buffers” as an implementation measure of the General Plan. Any buffers created to avoid impacts which do not rise to a “Threshold of Significance” under CEQA would be treated as project conditions, not as CEQA mitigations.)*

Building Envelope: The area formed by the front, side, and rear building restriction or setback lines within which the buildings must be located.

Buildout: Development of a parcel of land as permitted by its general plan land use or zoning classifications. “Maximum buildout” refers to development of a parcel of land to the greatest extent permitted under the applicable general plan land use classification and zoning district regulations. *(We recommend rethinking this definition— This definition is a basic misunderstanding of the decision in the El Dorado County General Plan lawsuit where the courts rejected the County’s calculation of what was a “reasonable” buildout. In fact what the judge admonished was the lack of proper foundation for the calculation—not the use of a calculation. This definition results in completely unrealistic “buildout predictions” such as the 10,000 number that was used in the Plymouth’s General Plan. This is essentially provides useless fodder for growth opponents, rather than providing useful numbers. Amador County needs to do careful analysis of what might actually occur, in order to arrive at a meaningful analysis, rather than just doing a multiplication exercise that gives rise to a suggestion that this General Plan will result in hundreds of thousands of new residents.)*

## C

Cluster Development: A project design technique that concentrates buildings in specific areas on a site to allow remaining land to be used for open space, recreation, agriculture, or the preservation of historically or environmentally sensitive features.

Community Water Systems: Defined by the U.S. EPA ~~to include those systems that are connected to 15 or more year-round residences or serve 25 persons or more in a residential setting on a year-round basis.~~ *Note: Staff suggests a reevaluation of the policy which uses this term (C-1.3), and potentially deleting this term from the glossary. (Because the EPA criteria could change in the future, we suggest deleting specific criteria)*

Conservation easement: A voluntary method of restricting development on private property to maintain the long term conservation or natural resource value of the property in exchange for compensation to the property owner.

Construction Envelope: One or more specified areas on a lot or parcel within which all structures,

driveways, parking, decks, walks, and improved facilities are located. Underground utilities may be located outside the construction envelope.

## D

Defensible space: Area surrounding a building or buildings in which basic fire protection and prevention measures are implemented. These measures typically include control of vegetation, fuel modification, and the provision of adequate emergency access.

~~Density: The amount of residential development permitted in a given area, typically expressed as the number of allowed dwelling units per acre of land (du/ac).~~ *(We suggest removing from the Glossary)*

Desirable: 1) Pleasing qualities. 2) Worth seeking or doing because it is determined to be advantageous, beneficial or wise.

Develop: To expand or construct physical structures, roads, utilities, and other facilities; to install water and sewer systems, conduct grading activities, deposit refuse, debris or fill, or clear vegetative cover. The definition of develop does not include agricultural activities. *(Definition of "Develop" is worthy of extensive discussion at the Board of Supervisors, as this definition might cause additional regulation that is not intended by the Board)*

Developer: An individual who or a business that prepares raw land for the construction of buildings or causes to be built physical building space for use primarily by others, and in which the preparation of the land or the creation of the building space is in itself a business and is not incidental to another business or activity. *Note: Staff would prefer not to include this word in the glossary. This word can be removed from goals and policies.*

Development: The physical extension and/or construction of land uses. Development activities include subdivision of land; construction or alteration of structures, roads, utilities, and other facilities; installation of water and sewer systems; grading; deposit of ~~refuse, debris, or~~ fill; and clearing of vegetative cover (with the exception of agricultural activities). Routine repair and maintenance activities are exempted.

OR:

Development: Any man-made change to improved or unimproved real estate, including but not limited to construction of or substantial improvements to buildings or other structures, the placement of mobile homes, filling, grading, paving, excavation, or drilling operations. Routine repair and maintenance activities are exempted.

*(Definition of "Development" is also worthy of extensive discussion at the Board of Supervisors. It appears that this expanded definition might result in the County expanding regulations and regulating activities that are not currently regulated. Is this the Board's intent?)*

Discourage: To ~~advise or persuade; advise or persuade~~ ~~cause~~ to refrain from. *Note: Staff would prefer not to include this definition in the glossary. (In order to allow more flexibility in interpretation, we recommend leaving "advise or persuade" in, as was originally drafted)*

Discretionary Decision: A decision requiring the exercise of judgment, or deliberation on the part of the decision-making authority in the process of approving or disapproving an activity.

Diverse: Differing from one another; composed of distinct or unlike elements or qualities.

## E

Early Care and Education: Day care, health care, and education programs directed primarily to pre-school and school-aged children.

Economically Viable Agriculture: Agricultural and related activities which provide sufficient net income to the landowner or operator to sustain agricultural operations. *Note: The County intends to support the economic viability of agricultural activities by allowing a wider variety of activities (such as roadside stands, some processing activities, and agritourism uses) in appropriate areas, within the zoning code. (This change clarifies that the zoning code is the appropriate place for such policies)*

Encourage: 1) To inspire. 2) To spur on. 3) To give help or patronage to. 4. to give support to. ~~4) to give support to.~~ *Note: Staff would prefer not to include this word in the glossary. (Please keep definition and Include #4, not delete it, as giving “support” implies more positive action is intended)*

Enhance: To increase or improve one or more desired characteristics in ~~value, quality, desirability or attractiveness.~~

Ensure: To make sure or certain; ~~or safe.~~ *(The word “Ensure” has been included in many goals and policies where the County actually has no legal or other capacity to “make sure or certain.” Please remember this was the essential reason to create this Glossary—to determine if words were used improperly. This is a classic case. “Ensure” should only be used if in fact your Amador County Government has both the power and intent to only allow discretionary actions if the condition is fully met, therefore we urge you to **please review each occurrence of this word in the Goals & Policies and change to a more flexible word if appropriate.**)*

## F

Facilitate: To make easier; to assist the progress of.

Fire Hazard Severity Zone: Areas of significant fire hazards based on fuels, terrain, weather, and other relevant factors. Moderate, high, and very fire hazard severity zones are mapped by the California Department of Forestry and Fire, and State WUI building standards are applied in these zones.

Fiscal Impact Analysis: An evaluation of the direct and indirect public costs and revenues, which may result from a project or program. Enables local governments to evaluate relative fiscal merits of projects and proposed actions. For large retail stores, a fiscal impact analysis also includes an evaluation of reasonably foreseeable effects on existing businesses in the market area.

Floor-Area Ratio (FAR): The permitted gross interior building floor area (on all floors/levels of a building) divided by the total area of the site. For example, 3,000 square feet of interior building floor area on a site of 10,000 square feet equals an FAR of 0.3.

Fuel Modification: Manipulation or removal of combustible matter (such as vegetation) to reduce the likelihood of ignition, to lessen potential damage, and/or to facilitate control by firefighters.

## G

Goal: In the General Plan, a goal is an abstract description of an ideal future condition that provides a broader context or guide for policies and implementation measures.

Graywater: Domestic wastewater from sources such as bathtubs, showers, washing machines, and dishwashers, but excluding water from kitchen sinks and toilets.

Green Building: Construction and site development techniques that reduce environmental effects or resource consumption.

Groundwater Recharge Zones: Areas where stormwater infiltrates through permeable soils or exposed rock fractures to recharge aquifers.

**Guide:** To steer, ~~lead or advise or direct~~. *(To be more consistent with the word “Guide,” the word “direct” needs to be removed, as it would make “Guide” a mandatory word, instead of a more flexible word consistent with its natural definition. Adding “lead or advise” is more consistent with the proper use of the word “Guide.”)*

## H

Hierarchical: A transportation system in which roads meet different standards depending on whether they serve local or “through” traffic, and the volume of traffic.

Historic Preservation: ~~The purpose of the Historic Preservation program is to safeguard the county's historic, aesthetic and cultural heritage, and to protect, enhance, and preserve improvements and landscape features of historic resources which represent distinctive elements of the county's cultural, educational, social, economic, political, architectural and archaeological history. The program promotes preservation of historically, archaeologically, architecturally, or culturally significant structures, features, and neighborhoods, often with the intent of restoring or rehabilitating the structures to their former condition. Through the HP District retention of historic resources is encouraged by keeping them in active use in their original appearance, setting, and placement. Preservation of historic structures in order to facilitate restoration and rehabilitation of the building(s) to a former condition.~~

Historic Structures (C-12.4): Structures which are eligible for listing on the State or federal Registers of Historic Places.

Impact Fee: A fee charged by a public agency as compensation for additional services or costs which will be incurred as a result of a particular development project. *Note: California law specifies that impact fees must not exceed the estimated reasonable cost of providing the service for which the fee is charged.*

Impervious Surfaces: Pavement, rock, buildings, or other natural or manmade materials that are not readily penetrated by liquids.

Important Farmland: Prime Farmland, Farmland of Statewide Importance, Unique Farmland, and Farmland of Local Importance as determined by the California Department of Conservation's Farmland Mapping and Monitoring Program (FMMP). *Note: FMMP applies these designations based on technical soil ratings and current land use.*

Incentives: Financial or technical assistance offered by the County in order to facilitate a particular

course of action on the part of an individual or organization.

Infill Development (Areas of Urban Development): Development of vacant, skipped-over parcels of land in otherwise built-up areas.

Integrated (Integrate): To form, coordinate or blend into a functioning or unified whole; to unite with something else; to incorporate into a larger unit.

~~Intensity: The amount of commercial or industrial development permitted on a particular parcel. Typically expressed as a lot coverage standard (the maximum percentage of a parcel that can be covered by a developed use) or by a Floor Area Ratio (the ratio of interior space to the area of the parcel as a whole). (We suggest removing from the Glossary)~~

## J

Jobs-Housing Balance: The relationship between available jobs and housing units.

## K

## L

Labor force: Residents of a community who are either working or actively looking for work, regardless of the work location.

LAFCO (Local Agency Formation Commission): A board governed by the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 comprised of elected officials that regulates jurisdictional boundary changes and encourages orderly and efficient provision of services, such as water, sewer, fire protection.

Large (E-4.3): See *definition of large retailer below*.

Large Retailer: Large commercial retail or warehouse stores with footprints greater than 50,000 square feet of gross floor area (*including outdoor storage and sales area?*).

Large Retail Store: Several definitions are based on the type of store:-

- ~~Big-box retail facilities are large, industrial-style buildings or stores with footprints that generally range from 20,000 square feet to 200,000 square feet. While most big-boxes operate as a single-story structure, they typically have a three-story mass that stands more than 30 feet tall. The definition, or perhaps the description of a big-box store can be better understood through its product category. For example, book retailers like Barnes & Noble generally range from 25,000 square feet to 50,000 square feet, whereas in the general merchandise category, big-boxes like Wal-Mart range from 80,000 square feet to 130,000 square feet. (These typically no-frill stores seek to attract customers with the low prices and/or large selection-~~

possible with large floor space and high volume sales).

- *Discount department stores*, ranging from 80,000 square feet to 130,000 square feet, offer a wide variety of merchandise including automotive parts and services, housewares, home furnishings, apparel and beauty aids. This group includes retailers such as Target, Wal-Mart and Kmart.
- *Category killers*, ranging from 20,000 square feet to 120,000 square feet, offer a large selection of merchandise and low prices in a particular type of product category. This group includes retailers such as Circuit City, Office Depot, Sports Authority, Lowe's, Home Depot and Toys "R" Us. (As the name implies, they tend to overwhelm or "kill" smaller, or less focused competitors).
- *Outlet stores*, ranging from 20,000 square feet to 80,000 square feet, are typically the discount arms of major department stores such as Nordstrom Rack and J.C. Penny Outlet. In addition, manufacturers such as Nike, Bass Shoes and Burlington Coat Factory have retail outlet stores.
- *Warehouse clubs*, ranging from 104,000 square feet to 170,000 square feet, offer a variety of goods, in bulk, at wholesale prices. However, warehouse clubs provide a limited number of product items (5,000 or less). This group includes retailers such as Costco Wholesale, Pace, Sam's Club and BJ's Wholesale Club. (These clubs often charge their customers an annual membership fee).

**Note: Staff would prefer to develop a single, simple threshold rather than devise several types of retailers, with different sizes for each. *(Please consider recent litigation which affects this issue)***

LEED (Leadership in Energy and Environmental Design): An independent certification for energy-efficient and environmentally-sensitive buildings, provided by the U.S. Green Building Council.

Level of Service (LOS): A general measurement of traffic operating conditions for a specific road segment or intersection. LOS assigns letter grades A through F to particular levels of congestion and delay at a specific location.

Local: 1) Of, relating to or characteristic of a particular place. 2) Primarily serving the needs of a particular limited district.

Local Businesses: Businesses which have their primary place of business in Amador County.

Local Services: Services (such as shops, medical offices, post offices) which are directed to the residents of the immediately surrounding area or neighborhood.

Low Impact Development: Development techniques intended to address stormwater management through surface detention and infiltration that mimic natural systems rather than constructed piped

systems.

## M

Maintain: 1) To keep in an existing state, preserve, or retain. 2) To support or provide for. 3) To keep up or carry on; continue.

**Manage:** 1) To make or keep compliant; to treat with care; to exercise executive, administrative and supervisory direction of. 2) ~~To achieve one's purpose.~~ 3) 2) to work upon or try to alter for a purpose. *(Minor correction to numbering)*

Mills Act: California legislation which encourages conservation of historic structures through property tax reductions.

Mineral Resource Zone (MRZ): A land classification created by the California Geological Survey used to designate sites with known deposits of commercially viable mineral or aggregate material. *(Note: In addition to state-designated MRZs, Amador County designates local MRZs through application of the MRZ land use designation.)*

Mining: The act or process of extracting resources, including but not limited to; oil, coal, mineral deposits, sand, gravel, ~~and precious or~~ metals ~~gold, etc.~~ from the earth. *(This minor suggestion broadens definition to cover all metals)*

Ministerial Decision: An action taken by a governmental agency that follows established procedures and rules and does not call for the exercise of judgment in deciding whether to approve a project.

Mitigation Measure: An action that is required under the California Environmental Quality Act (CEQA) to avoid or reduce a potentially significant environmental impact of a project. *(More correctly stated, an environmental impact is a potential impact, and adding this clarification is important)*

Mixed-Use: Sites combining more than one use as an integrated project and sometimes in the same building, such as office, residential, commercial, or services.

Multimodal (Transportation): A system or facility that accommodates more than one method for people to travel (for example, not only individual cars, but also pedestrians, bicycles, NEVs, and public transportation).

## N

~~NEV (Neighborhood Electric Vehicle): A low-speed vehicle which operates under battery electric power. These vehicles may be legally operated on streets with speed limits of 35 miles per hour or less. (Please remove from the Glossary, as this technology and related legal requirements are subject to change)~~

Non-point Sources: Sources of water pollution which result in water running off hard or paved surfaces and picking up contaminants See also Point Sources.

## O

Open space: Land or water that is ~~unimproved and~~ devoted to:

- managed production of resources,
- the preservation of natural resources,
- outdoor recreation, and/or
- public safety.

*(We suggest deleting “unimproved and” because land designated “Open space” is not always unimproved)*

Opportunity: 1) A favorable juncture of circumstances. 2) A good chance for advancement or progress.

Overlay Designation: A land use or zoning classification that modifies the underlying base classification in some specific way for a targeted purpose or area.

## P

Performance criteria (LU-5.5): Standards which define specific objectives or targets which must be attained. Once the standards have been established, performance criteria do not prescribe the specific methods that may be used to attain the objectives or targets, allowing individuals to select the method or methods which best suit their particular situations.

Permeable Pavement: Paving materials that allow water to infiltrate through the material into the ground beneath.

Planned Avoidance: Site planning or design measures intended to avoid potential hazards (such as contaminated soil or groundwater) that may be present on the site.

Point Sources: Sources of water pollution that can be specifically identified, such as a pipe which carries discharge from a particular industrial process or activity See *also* Non-point Sources.

Policy: A statement in the General Plan intended to provide guidance for future decision-making.

Preserve (verb): 1) To keep safe from injury, harm or destruction. 2) To keep up and reserve for personal or special use. 3) To keep safe from destruction or decay; to maintain or keep intact. See *also* Maintain. *(Minor correction to numbering)*

Preserve (noun): An area in which beneficial uses in their present condition are protected; for example, a nature preserve or an agricultural preserve. *Note: “preserve” is not used as a noun in the goals and policies. Staff would prefer to delete the noun definition from the glossary. (We recommend retaining this in the Glossary)*

Program: An action or strategy carried out to implement an adopted goal and/or policy.

Promote: ~~1) To contribute to the growth or prosperity. 2) To help bring into being; to urge adoption of.~~ 1) To contribute to the progress or growth of; further. 2) To urge the adoption of; advocate.

Protect: ~~1) To cover or shield from exposure, injury, damage or destruction. 2) To maintain the status or integrity of, esp. through financial or legal guarantees; to foster or shield from infringement or restriction. 4) Defend.~~

Provide: 1) To make preparation to meet a need. 2) To supply or make available.

*(Important: “Preserve” and “Protect” are mandatory terms with potentially uncertain*

*regulatory and financial impacts, while “Promote” and “Provide” allow for more flexibility. Use of these words should be reviewed to make sure that in each case the appropriate word has been chosen, and changing the more mandatory terms to more flexible terms where this may be more appropriate.)*

Purple pipe: Facilities which permit the delivery of non-potable water (such as recycled or reclaimed water) for uses such as landscape irrigation. *(Note: The pipes used to deliver this non-potable water are typically purple in order to avoid confusion with potable (drinking) water facilities.)*

## Q

Quality: Degree of excellence (grade). ~~2) inherent feature.~~

## R

Reasonable: Not extreme or excessive; moderate; fair.

Reclaimed: Obtained from a waste product or by-product.

Reclaimed water: See Recycled Water.

Recycled water: As defined in the California Water Code, “water which, as a result of treatment of waste, is suitable for a direct beneficial use or a controlled use that would not otherwise occur.”

Redevelopment: The revitalization or reuse of areas which already have (or have had in the past) a developed use, typically as an alternative to extension of developed uses into new growth areas. When used in the Amador County General Plan, “redevelopment” does not signify or imply activities of a Redevelopment Agency. There are no existing ~~or proposed~~ Redevelopment Areas or Agencies in the unincorporated area of the county.

Reduce ~~(C-5)~~: To lessen, diminish, or decrease. *(Eliminated the reference to C-5, as we have suggested removing the word “Reduce” in C-5 — See comments on Policy C-5)*

Renewable: Capable of being replaced by natural ecological cycles or sound management practices.

Runoff: Water from precipitation (such as rain or snowmelt) that flows across a land surface into surface water bodies rather than being absorbed into the ground.

## S

Sensitive lands uses (N-3.2): See Sensitive Receptors. *(Technical correction)*

Sensitive receptors: Those people or things which are most susceptible to adverse effects. For instance, sensitive receptors to noise and air pollutants might include schools, day care centers, and health care facilities.

Setbacks: Areas of a parcel, expressed as a distance in feet from a property line, that may not be occupied by structures or buildings. These areas are kept clear in order to achieve a desired separation from roadways, neighboring structures, or other parcels. ~~See also construction envelope. The Setbacks are delineated in the zoning code.~~ *(Technical correction)*

Shall: That which is obligatory; an unequivocal direction.

Should: ~~Signifies a~~—A less rigid directive than “shall;” a directive to be honored followed if at all possible in the absence of compelling or contravening considerations.

Significant Gold Rush Sites: *Note: covered by the definition of “historic preservation” and “historic structures.” (Are there locations that are deserving of protection but do not have structures on them?)*

Smart Design (N-1.5): *Note: this term will be defined where it is used in the Noise Element as a range of possible design strategies (such as building placement, materials, or use of vegetation or berms) that reduce noise levels without the use of sound walls.*

Sphere of influence: A plan for the probable ultimate physical boundaries and service area of a local government agency, as determined by the Amador Local Agency Formation Commission (Amador LAFCo). *(Note: Amador LAFCo’s responsibility for approving spheres of influence is based on the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000, California Government Code, sections 56000-56001)*

Support: 1) To promote the interests of; 2) To provide a basis for the existence or subsistence of; ~~3) To maintain.~~ *(We recommend deleting “To maintain” because its meaning is quite different—it is a mandatory term as opposed to “Support”, which is a flexible term—where “maintain” is intended, it should be used instead of “Support”)*

Sustain: ~~1) to give support or relief to; 2) to buoy up; 3) to support as true, legal or just or to allow or admit as valid.~~ To keep in existence; maintain.

~~Sustainable farming practices: As stated in the Food, Agriculture, Conservation, and Trade Act of 1990, an integrated system of plant and animal production practices having a site-specific application that will, over the long term:-~~

- ~~• satisfy human food and fiber needs;-~~
- ~~• enhance environmental quality and the natural resource base upon which the agricultural economy depends;-~~
- ~~• make the most efficient use of nonrenewable resources and on-farm resources and integrate, where appropriate, natural biological cycles and controls;-~~
- ~~• sustain the economic viability of farm operations; and~~
- ~~• enhance the quality of life for farmers and society as a whole.~~

*(Sustainable Farming is a definition that should be removed in its entirety. Using a definition from a 20 year old bill is troublesome in that it implies Amador County will regulate based upon that old definition long after the definition and “best management practices” have changed. This definition also suggests that Amador County is going to move in a new direction in controlling farming practices and decisions that have historically been left to the farmer. The Economic Element defines agricultural sustainability in terms of economic viability [ie: the farmer must make a profit in order to remain in business]. This definition contradicts that direction. Moving Agriculture into the Economic Element was an expression of the direction of the Board on this issue.)*

T

Timber Production Zone (TPZ): Under California law (the Z’berg-Warren-Keene-Collier Forest Taxation

Reform Act of 1976), an area which has been zoned pursuant to Government Code Section 51112 or 51113 and is devoted to and used for growing and harvesting timber, or for growing and harvesting timber and other compatible uses, which can include watershed management, fish and wildlife habitat management, and outdoor education and recreation activities as defined in State law.

## U

Upkeep: 1) Act of maintaining in good condition; 2) Cost of maintaining in good condition.

## V

**Value-added Agricultural Activities:** Agriculturally-related businesses that are allowed to operate in agricultural areas to provide an additional source of income or to permit a wider variety of agricultural activities. Examples might include small or specialized processing facilities, roadside stands, or agri-tourism, agri-entertainment, or agri-education activities. The actual uses will be delineated in the zoning code. *(It is important to clarify how the actual permitted uses will be defined)*

Viable: 1) Capable of living or surviving; 2) Capable of growing or developing.

VMT (vehicle miles traveled): A measure of the number of travel miles in a single automobile that are generated by a particular activity or land use. VMT provides a relatively neutral measure of increased effects (such as emissions) generated by a particular project.

## W

Wildland-Urban Interface (WUI) – LU 12.3: Areas where humans and their development meet or intermix with wildland fuel. (Federal Register 66:753, 2001)

Williamson Act: A California law (Government Code Section 51200-51297.4) which allows land used for agricultural purposes to enter a 10-year contract to be taxed on the basis of its agricultural use rather than market value. This contract includes certain restrictions, and specific conditions must be met prior to entering into a contract. The 10-year contract is renewed automatically each year unless a notice of non-renewal is filed.

## X

## Y

## Z