

## 10 GLOSSARY

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

### A. *Abbreviations*

**ADT:** Average daily trips made by vehicles or persons in a 24-hour period.

**CAAQS:** California Ambient Air Quality Standards

**CDF:** California Department of Forestry

**CEQA:** California Environmental Quality Act

**CESA:** California Endangered Species Act

**CIP:** Capital Improvements Program

**CLUP:** Airport Comprehensive Land Use Plan

**CNDDDB:** California Natural Diversity Database

**CNEL:** Community Noise Equivalent Level

**CNPS:** California Native Plant Society

**dB:** Decibel

**DFG:** California Department of Fish and Game

**DHS:** Department of Health Services of the State of California

**EIR:** Environmental Impact Report (State)

**EPA:** US Environmental Protection Agency

**FAA:** Federal Aviation Authority

**FAR:** Floor Area Ratio

**FEMA:** Federal Emergency Management Agency

**FESA:** Federal Endangered Species Act

**FHWA:** Federal Highways Administration

**FIRM:** Flood Insurance Rate Map

**GIS:** Geographic Information Systems

**HCD:** Housing and Community Development Department of the State of California

**HUD:** US Department of Housing and Urban Development

**JPA:** Joint Powers Authority

**LAFCO:** Nevada County Local Agency Formation Commission

**Ldn:** Day-Night Average Sound Level

**LOS:** Level of Service

**NAAQS:** National Ambient Air Quality Standard

**NFIP:** National Flood Insurance Program

**NSAQMD:** Northern Sierra Air Quality Management District

**PC:** Planned Community

**PIES:** Public Improvement and Engineering Standards

**PM<sub>2.5</sub>:** Particulate matter, 2.5 µm in diameter or less. About two hundred and fifty particles of this size would fit in the period at the end of this sentence.

**PM<sub>10</sub>:** 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.

**PPM:** Parts per Million

**PRD:** Planned Residential Development

**RTP:** Regional Transportation Plan

**SSA:** Special Study Area

**TDPUD:** Truckee Donner Public Utility District

**TDRPD:** Truckee-Donner Recreation and Park District

**TFPD:** Truckee Fire Protection District

**TOT:** Transient Occupancy Tax

**TPD:** Truckee Police Department

**TTSA:** Tahoe-Truckee Sanitation Agency

**TTUSD:** Tahoe Truckee Unified School District

**UBC:** Uniform Building Code

**UHC:** Uniform Housing Code

**UPRR:** Union Pacific Rail Road

**USFS:** United States Forest Service

**USFWS:** United States Fish and Wildlife Service

## *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.

### **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 Town 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 goal (see “Goal”) or policy (see “Policy”).

**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-, low- and moderate 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.

**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.

**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.

**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.

**Bikeways**

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

**Bluff**

The edge of a topographic feature such as a hill, cliff, or embankment with steep slopes rising above the river corridor floodplain.

**Bluff Line**

The transition point between the steep bluff face and more level terrain at the top of a bluff.

**Buildout**

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

**Capital Improvements Program**

A program, administered by the Town, 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.”)

**Center**

Focal point of the community and a location that provides points of convergence and social interaction. A center acts as a nucleus within a community area, a node of social or commercial activity that contributes to a sense of a cohesive and distinct place. Examples of centers include educational and recreation facilities, day care services, places of worship,

community meeting centers, fire stations, small parks, libraries and other public facilities, telecenters, and neighborhood commercial uses. Is considered one of the building blocks of the community, along with neighborhoods, districts, corridors and gateways. (See also “Focal Point and “Node”)

### **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 and/or avoiding sensitive biological or scenic resources and hazards.

### **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.

### **Commercial, Neighborhood**

Land designated for the various intensities of commercial activities serving a local area. Such activities may range from a single commercial use (freestanding) to a neighborhood shopping center.

### **Commercial, Strip**

Commercial and high-density residential development located adjacent to major streets. This type of development is characterized by its shallow depth, street-oriented layout, lack of unified design theme, and numerous points of street access.

**Community Care Facility**

Housing licensed by the State Health and Welfare Agency, Department of Social Services, typically for residents who are frail and need supervision. Services normally include three meals daily, housekeeping, security and emergency response, a full activities program, supervision in the dispensing of medicine, personal services such as assistance in grooming and bathing, but no nursing care. Sometimes referred to as residential care or personal care. (See also “Congregate Care.”)

**Community Noise Equivalent Level (CNEL)**

A 24-hour energy equivalent level, as a measure of the cumulative noise exposure in a community, that is derived from a variety of single-noise events, with weighting factors of 5 and 10 dBA applied to the evening (7pm to 10 pm) and nighttime (10pm to 7am) periods, respectively, to allow for 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.

**Congregate Care**

A facility for long-term residence which shall include, without limitation, common dining and social and recreational features, special safety and convenience features designed for the needs of the elderly and other persons with disabilities, such as emergency call systems, passageways and doorways designed to accommodate wheelchairs. (See also “Community Care 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.

**Corporate Architecture**

(See “Franchise Architecture”)

**Corridor**

A linear feature located along major a thoroughfare, which provides both connectivity and identity to the community at its entry point. Is considered one of the building blocks of the community, along with neighborhoods, centers, districts and gateways. There are also natural, linear open space and riparian habitat corridors, such as that associated with the Truckee River and other waterways.

**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.

**Day-Night Average Sound Level (Ldn)**

Average noise levels occurring over a 24-hour period, during which individual noise levels might be louder or quieter than the average. The Day-Night Average Sound Level, Ldn, is essentially the same as CNEL, but only includes the 10 dB penalty for the 10:00 PM to 7:00 AM period.

**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.

**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 gross acre. (See “Acreage, Gross”)

### **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-agricultural 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.

### **Development Code**

The Development Code is a reference document that contains zoning, land use, and subdivision regulations. Comprises most of the requirements for the development and use of private and public land, buildings and structures within the Town.

### **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.

**District**

A portion of a community identified on the locality's zoning map within which one or more principal land uses are permitted along with their accessory uses and any special land uses permitted by the zoning provisions for the district.

**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.

**Edge**

A clearly defined transition between the "town" and "country" in all Truckee's town residential neighborhoods. Soft edges provide a gradual spatial shift from the built to the natural environment at the urban fringe, while a "hard edge" provides a more abrupt transition created by buildings edges or walls.

**Elderly**

Persons 65 years of age or older.

**Employee Housing**

(See Housing, Employee or Workforce")

**Entry Corridor**

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

**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.

**Floor Area Ratio (FAR)**

The size of a building in square feet (gross floor area) divided by 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.

**Focal Point**

A center of interest or activity, a point of convergence and social interaction. A focal point can range in size and type from the largest, such as a town core, to the smallest, such as a small neighborhood park. (See also “Center” and “Node”)

**Form-Based Code**

A method of regulating development to achieve a specific urban form. Form-based codes create a predictable public realm by controlling physical form primarily, and land uses secondarily, through City or County regulations. Priority is on the scale and character of the parts of an area and how they

connect to each other, more than use or density. Generally includes a regulating plan, and building form, architectural and street standards.

**Franchise Architecture**

Building design that is trademarked, branded, or easily identified with a particular chain or corporation and is ubiquitous and generic in nature.

**Freeway-Oriented Development**

Development that is characterized by the presence of signage visible from an Interstate or Highway, that offers auto-oriented types of commercial services, such as high-volume gas stations, drive-through and fast-food restaurants, and lodging.

**Gated Community**

A subdivision or neighborhood with walls or fences surrounding the perimeter of the entire development and/or accessed by vehicular entrances which are usually staffed by private security guards and/or security gates who restrict entry to residents and their guests. Many gated communities have various amenities which make it possible for residents to stay within the community for day-to-day activities.

**Gateway**

An area of Truckee, comprising one or several parcels, located where a major street meets the Town 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 Town proper.

**General Plan**

A compendium of Town 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.

### **Goal**

A goal is a specific condition or end that serves as a concrete step towards attaining a guiding principle. Goals are intended to be clearly achievable, and, when possible, measurable. There are one or more goals for each General Plan guiding principle.

### **Gray Water**

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

### **Green Building**

A whole systems approach to the design and construction of buildings and communities with the ultimate goal of meeting current needs while minimizing impacts to natural resources, other species and future generations. Effective environmental design and sustainable development are reflected in site planning, project design, choice of materials, construction techniques, energy efficiency, and water conservation, among other aspects.

### **Guiding Principle**

A description of the desired result that the Town seeks to create through the implementation of its General Plan. In some cases, the Guiding Principle represents a very specific end state or condition that is desired; in others, the principle is more broadly stated.

### **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, 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, Family**

Two or more related persons occupying a dwelling unit

**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, Non-Family**

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

**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.

**Housing, Affordable**

Housing that is economically feasible for persons whose income level is categorized as very low, low or moderate within standards set by the

California Department of Housing and Community Development or the U.S. Department of Housing and Urban Development.

**Housing, Workforce or Employee**

Housing for individuals and families whose income levels are very-low, low-and moderate. Combining living and working space in a single unit, can provide affordable housing and work space for artists, small businesses and start-up businesses.

**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.

**Land Use Designation**

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

**Large Family**

A family of five (5) or more persons.

**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.

### **Light Pollution**

All forms of unwanted light in the night sky around and above us, including glare, light trespass, sky glow and over-lighting. Excessive light and glare can be visually disruptive to humans and nocturnal animal species, and often reflects an unnecessarily high level of energy consumption.

### **Local Road**

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

### **Lodging**

Visitor accommodations, such as hotels and motels.

### **Low Impact Development**

A design strategy that aims to minimize the impact of development on the local watershed. It works by maintaining and replicating the natural hydrologic patterns that the landscape had prior to development.

### **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.

### **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.

**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.

**Moderate-Income Household**

(See “Household, Moderate-Income”)

**Neighborhood**

A small residential subarea within a governmental unit that has some distinct identity to its inhabitants and observers; may be designated by law for citizen participation purposes. Residents have public facilities and social institutions in common, which are generally within walking distance of their homes.

**Node**

A nucleus within a community area, where social or commercial activity occurs. May be a specific gathering place, a significant point of activity or a central junction. Contributes to a sense of a cohesive and distinct place.

(See also “Center” and Focal Point”)

**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.

### **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. This General Plan identifies objectives in its guiding principles, goals, policies and actions.

### **Open Space**

Open space is generally defined as land that is essentially undeveloped, Such designation is intended to minimize suburban and rural residential sprawl; to protect significant vistas, wildlife movement corridors, biological resource areas; and to accommodate recreational uses. There are various types of open space, which can be categorized based on their different characteristics and functions, and the types of activities and uses that typically occur in such areas. These types include pristine open space, biological resource areas, managed resource areas, and parks and recreational areas.

### **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, or applies additional policies or requirements for new development.

**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 Town limits. Instead, it signals to the County and to other nearby local and regional authorities that Town residents recognize that development within this area has an impact on the future of their community, and vice versa (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")

**Public Art**

Artwork in the public realm, regardless of whether it is situated on public or private property, or whether it is acquired through public or private funding. Can be a sculpture, mural, manhole cover, paving pattern, lighting, seating, building facade, kiosk, gate, fountain, play equipment, engraving, carving, fresco, mobile, collage, mosaic, bas-relief, tapestry, photograph, drawing, or earthwork. In many instances, public art has become a major source of identity for a community.

### **Qualified Affordable Rental Units**

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

### **Quasi-Public**

A good, activity or place that has some, but not all, characteristics of a public good or activity. May be privately operated, but with some sort of government backing or authorization, such as educational facilities and facilities associated with provision of community services and infrastructure.

### **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.

### **Roundabout**

Circular intersection, or traffic circle, where the intersection is designed around a central island. Drivers, yielding to cars already in the roundabout, join the traffic that is circulating counterclockwise and exit out via the street they want.

### **Scenic Corridor**

A thoroughfare or principal route of high scenic value, with expansive views and/or notable landscaping and streetscape. Often a defining feature and valued community asset, contributing strongly to sense of place and community character.

### **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.

**Sensitive Receptors**

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

**Setback**

The distance between two structures or between a structure and a property line or other set line, specifically, the amount a building is set back from the street or lot line either on the street level or at a prescribed height.

**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.

**Specific Plan**

Adopted by the Town to implement their general plan for designated areas. Addresses land use distribution, open space availability, phasing of development, standards for the conservation, development, and use of natural resources, infrastructure and infrastructure financing for a portion of the community.

**Specimen Tree**

A particularly impressive, outstanding, or unusual example of a tree species due to its size, shape, age, or any other trait that epitomizes the character of the species.

**Sphere of Influence**

Under State law, the term used for the area outside of the city or town limits which the town expects to annex in future years.

**Sprawl**

Haphazard growth or outward extension of a city resulting from uncontrolled or poorly managed development. Sprawl is partially the by-product of the highway and automobile, which enabled spread of development in all directions.

**Steep Slope**

Hillside with an angle of 30 degrees or greater.

**Telecommuting**

Using a residence as the principal place of employment. Development of electronic communications infrastructure and facilities, such as the internet, fiber optics and satellite offices has made this possible.

**Town**

Town with a capital “T” generally refers to the Truckee town government or administration. Town with a lower case “t” may refer to the geographical area of Truckee (e.g. the town's scenic resources.)

**Town Limits**

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

**Townscape**

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

**Transfer of Development Credits (TDC)**

Separating development rights from the land in an area in which a community (or State) wishes to limit development, and permitting them to be sold for use in an area desirable for higher-density development. This has been promoted as a way to retain farm land, preserve endangered natural

environments, protect historic areas, stage development, promote low- and moderate-income housing, and achieve other land use objectives.

**Transit, Private**

Transit that is funded through private funds, not public funds, and is organized and run by a private organization rather than a public agency.

**Unincorporated Area**

Encompasses properties that are located outside of incorporated towns or 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")

**Workforce Housing**

(See Housing, Employee or Workforce")

**Zoning**

The division of a city or town 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 Town for which prescribed land use requirements and building and development standards are or will be established.

**TOWN OF TRUCKEE**  
**2025 GENERAL PLAN**  
GLOSSARY