



12. Glossary and Acronyms

12.1 Glossary

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100-Year Flood Event/100-Year Flood Zone. A flood event that would occur on average once every 100 years, or that has a 1.0 percent chance of occurring in any given year. The area with this flood potential is referred to as the 100 Regulatory Floodplain, or 100-year flood zone, as designated by the Federal Emergency Management Agency (FEMA) Flood Map Service Center.

360 Architecture. The intentional incorporation of architectural design style and elements around the entirety of a building regardless of if portions of the building are not facing public view.

500-Year Flood Event/500-Year Flood Zone. A flood event that would occur on average once every 500 years, or that has a 0.2 percent chance of occurring in any given year. The area with this flood potential is referred to as the 500 Regulatory Floodplain, or the 500-year flood zone, as designated by the FEMA Flood Map Service Center.

A

Accessible. The ability to accommodate everyone regardless of ability.

Accessory Dwelling Unit (ADU). An accessory dwelling unit is a detached or attached dwelling unit.

It shall include permanent provisions for living, sleeping, eating, cooking, and sanitation and is generally smaller and located on the same parcel as a proposed or existing primary dwelling. An accessory dwelling unit also includes efficiency units and manufactured homes.

Acre-foot (AF). The volume of water required to cover one acre of land (43,560 square feet) to a depth of one foot. One acre-foot is equal to 325,850 gallons or 1,233 cubic meters. Generally, an acre-foot represents the amount of water typically used by two to three families of four during a year.

Acre-foot per Year. A time rate unit of that describes water flow rate. One acre-foot per year is equal to approximately 893 gallons per day.

Acres (Gross). An acre is a measurement of land area equal to 43,560 square feet. The gross acreage of a lot includes all land within the boundaries of the lot (including, but not limited to, easements). The gross acreage is defined as the total area, measured on a horizontal plane, and is the measure used for determination of density and intensity calculations.

Acres (Net). A reduced lot size based average lot slope or other factors and used for the purpose of calculating the maximum allowed floor area or density.

Active Recreation Open Space. Land used for outdoor activities that that include additional onsite infrastructure.

Adaptation. Adaptation is preparing for climate change impacts that are expected to occur by making

adjustments in natural or human systems in response to actual or expected climatic stimuli or their effects that are aimed at minimizing harm or taking advantage of beneficial opportunities.

Adaptive Reuse. The practice of converting obsolete or historic buildings from their original or most recent use to a new use.

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

Aesthetics. Aesthetics concerns the condition and change to visual resources. Visual resources consist of the landforms, vegetation, rock and water features, and cultural modifications (such as buildings) that create the visual character and sensitivity of a landscape.

Affordable Housing. Under State and Federal statutes, affordable housing is housing which costs no more than 30 percent of gross household income. Housing costs include rent or mortgage payments, utilities, taxes, insurance, homeowner association fees, and other related costs.

Age-Friendly. Age-friendly or livable communities have walkable streets, housing and transportation options, access to key services, and opportunities for residents at all life stages to participate in community activities.

Air Basin. A geographic area that exhibits similar meteorological and geographic conditions. California is divided into 15 air basins.

Air Pollution. Air pollution refers to any chemical, physical (particulate matter), or biological agent(s) that modifies the natural characteristics of the atmosphere. This can occur indoors or outdoors and often has harmful health effects. Car emissions, chemicals from factories, dust, pollen, and mold spores may be suspended as particles. Ozone is a major component of air pollution in towns and cities, causing smog.

Ambient Noise Level. The combination of noise from all existing sources; the normal or existing level of noise at a given location.

Americans with Disabilities Act (ADA). A civil rights law that prohibits discrimination against persons with disabilities in all areas of public life, including jobs, schools, transportation, and all public and private places that are open to the general public.

Alternative Energy. A form of energy that is not derived from fossil fuels.

Alternative Fuel. A fuel for internal combustion engines that is derived partly or wholly from a source other than petroleum and that is less damaging to the environment than traditional fuels.

Annexation. The process by which land is incorporated into an existing district, town, or city, with a resulting change in the boundaries of the annexing jurisdiction.

Aquifer. A geological formation or structure that stores and/or transmits water, such as to wells and springs. Use of the term is usually restricted to those water-bearing formations capable of yielding water in sufficient quantity to constitute a usable supply for people's uses.

Archaeological Resources. The fossilized remains of plants and animal life.

Arterial Streets. Arterial streets typically accommodate two or more lanes of traffic in each direction, providing access to the regional highway system, collector roads, and local streets.

Articulation. The division of a building facade into distinct sections; including the materials, patterns, textures, and colors that add visual interest to a building or facade.

Assessor's Use Code. Land use codes used by the County Assessor to determine the value of property for property tax purposes.

Attainment Area. An attainment area is a geographic area that meets the National Ambient Air Quality Standards (NAAQS) for a criteria pollutant.

Attainment Status. Attainment status for a pollutant indicates whether or not an Air District meets the standard set by the U.S. Environmental Protection Agency (Federal) or California Environmental

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Protection Agency (State). Continuous air monitoring ensures that these standards are met and maintained.

Average Daily Traffic (ADT). The average number of motor vehicles traversing a given roadway over a 24-hour period.

A-Weighted Sound Level. All sound levels referred to in this policy document are in A-weighted decibels. A weighting de-emphasizes the very low and very high frequencies of sound in a manner like the human ear. Most community noise standards utilize A-weighting, as it provides a high degree of correlation with human annoyance and health effects.

B

Best Management Practices (BMP). In the context of groundwater management, the practice, or combination of practices, that is designed to achieve sustainable groundwater management and have been determined to be technologically and economically effective, practicable, and based on best available science.

Bikeway Types. Bikeways are typically classified into one of four classes depending on their design and placement.

Class I bikeways (bike paths) are also described as bike paths, shared paths (shared with pedestrians), and multi-use paths, and provide a completely separate right-of-way designated for the exclusive use of bicyclists and pedestrians with minimized vehicle and pedestrian cross-flow.

Class II bikeways (bike lanes) are lanes for bicyclists generally adjacent to outer vehicle travel lanes with special lane markings, pavement legends, and signage.

Class III bikeways (bike routes) are designated by signs or pavement markings for shared use with pedestrians or motor vehicles but have no separated bike right-of-way or lane striping.

Class IV bikeways (cycle tracks or protected bike lanes) provide a right-of-way designated exclusively for bicycle travel within a roadway

and which are protected from other vehicle traffic with devices, including, but not limited to, grade separation, flexible posts, inflexible physical barriers, or parked cars.

Biological Resources. A term that includes plant and animal species (including those defined as “special-status species”) and their habitats, plant communities, and ecosystems that include habitat linkages and wildlife corridors.

Broadband. In the context of internet access, broadband is used to mean any high-speed internet access that is always on and faster than dial-up access over traditional analog or telephone services.

Building Coverage. The amount of a lot that is covered by buildings, which is expressed as a percentage.

C

California Environmental Quality Act (CEQA). State law that requires State and local agencies to evaluate and disclose the significant environmental impacts of discretionary actions and to avoid or mitigate those impacts, if feasible.

California Historical Landmarks. Buildings, sites, features, or events of statewide historical significance.

California Points of Historical Interest. Sites, buildings, features, or events that are of local (town, city, or county) significance and have anthropological, cultural, military, political, architectural, economic, scientific, technical, religious, experimental, or other value.

California Register of Historical Resources. A list of cultural resources determined by the State Historical Resources Commission to be of architectural, historical, archaeological, or cultural significance at the state level.

Carbon Dioxide (CO₂). A naturally occurring gas that exists in the earth’s atmosphere. CO₂ is also a by-product of burning fossil fuels and biomass, as well as land-use changes and other industrial processes. It is the principal man-made greenhouse gas (GHG) that affects the earth's radiative balance.

It is the reference gas against which other GHGs are measured and, therefore, has a global warming potential of one.

Carbon Dioxide Equivalent (CO_{2e}). CO_{2e} is the measure of how much heat trapping potential a given type of greenhouse gas has on average over a 100-year time period, based on its molecular structure compared to carbon dioxide (CO₂). CO₂ has a baseline of one, while other gases can be tens to thousands of times higher. The carbon dioxide equivalent for a gas is derived by multiplying the tons of the gas by the associated global warming potential. Carbon dioxide equivalents are commonly expressed as "metric tons of carbon dioxide equivalents" (MT CO_{2e}). Different molecules decay at different rates, causing their heat trapping potential to decline over periods of decades to centuries.

Climate. Climate, in a narrow sense, is usually defined as the "average weather," or more rigorously, as the statistical description in terms of the mean and variability of relevant quantities over a period of time ranging from months to thousands of years. The classical period is three decades, as defined by the World Meteorological Organization. These quantities are most often surface variables such as temperature, precipitation, and wind. Climate in a wider sense is the state, including a statistical description, of the climate system.

Climate Change. Climate change refers to any significant change in measures of climate (such as temperature, precipitation, or wind) lasting for an extended period (decades or longer). Climate change may result from: natural factors, such as changes in the sun's intensity or slow changes in the earth's orbit around the sun; natural processes within the climate system (e.g., changes in ocean circulation); human activities that change the atmosphere's composition (e.g., through burning fossil fuels); and the land surface (e.g., deforestation, reforestation, urbanization, desertification, etc.).

Cluster Development. This is the grouping of residential structures in one portion of a development site, with the intent to maintain larger areas of the overall site for open space, recreation, or agriculture uses.

Collectors Streets. Collector streets provide circulation within and between neighborhoods. Collector streets usually serve short trips from local and neighborhood streets and distributing traffic to the arterial network.

Commercial. Retail, service, and entertainment uses (e.g., shopping centers, smaller stores, restaurants).

Community Garden. An otherwise undeveloped lot divided into multiple plots for the growing and harvesting of fruits, vegetables, flowers, or herbs, primarily for the personal use of the growers, and that is established, operated, and maintained by a group of persons.

Community Noise Equivalent Levels (CNEL). The average A-weighted noise level during a 24-hour day, obtained after addition of five decibels to noise levels occurring in the evening from 7:00 p.m. to 10:00 p.m. and the addition of 10 decibels to sound levels measured in the night between 10:00 p.m. and 7:00 a.m.

Community Member. Any individual who resides, owns property, is a business owner, or is employed in the Town of Los Gatos.

Community Growth District. Within the Los Gatos Planning Area, eight Community Growth Districts are identified based on the proximity of commercial services or employment to support additional development, easy access to transportation systems, having access to infrastructure needed to support future development, and opportunities to include urban design and architectural design characteristic to create unique places. Section 3.7 in the Land Use Element and Section 4.5 in this Community Design Element for more information.

Common Recreation Space. Privately owned outdoor recreational facilities as part of a residential development. Features include, but are not limited to, play lots, playgrounds, and athletic fields.

Complete Streets. A transportation policy and design approach that requires streets to be planned, designed (such as the inclusion of street trees and bioswales), operated, and maintained to enable safe and convenient access for all users regardless of

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their mode of transportation (such as vehicle, bicycle, and walking), age, and ability.

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

Corridor. Transportation pathway allowing movement between activity centers. A corridor may encompass single or multiple transportation routes and facilities, adjacent land uses, and the connecting street network.

Criteria Pollutants. The criteria pollutants are the six principal pollutants harmful to public health and the environment for which the Environmental Protection Agency has set National Ambient Air Quality Standards (NAAQS). The pollutants are carbon monoxide (CO), lead, nitrogen dioxide (NO₂), ozone (O₃), particulate matter (PM), and sulfur dioxide (SO₂).

Critical Habitat. Specific areas designated by the U.S. Fish and Wildlife Service (USFWS) as essential to the conservation of a Federally-listed species and which may require special management considerations or protection. On Town, county, State, or private land where there is no Federal involvement, a critical habitat designation has no regulatory impact. In other words, designation of critical habitat generally does not affect non-Federal land unless and until the property owner needs a Federal permit or requests Federal funding for a project.

Cultural Resources. Observable evidence of past human activities that is at least 45 years old, including prehistoric or historic archaeological sites, historic built-environment resources, traditional cultural properties and landscapes, and paleontological resources.

Cut-through Traffic. Vehicle trips that pass entirely through the Town without stopping to visit locations in Town or patronize local businesses or job centers.

D

Dam. Any artificial barrier, together with appurtenant works, which impounds or may impound or divert water.

Day/Night Average Sound Level, (Ldn). The average A-weighted noise level equivalent sound level during a 24-hour day, obtained after the addition of ten decibels to sound levels in the night after 10:00 p.m. and before 7:00 a.m.

Decibel (dB). A logarithmic unit commonly used to measure noise level. It is a unit for describing the amplitude of sound as heard by the human ear. As examples, a quiet neighborhood at night might be 30-40 dB and a lawn mower might be 90 dB when standing nearby.

Defensible Space. An area around the perimeter of structures in which vegetation, debris, and other types of combustible fuels are treated, cleared, or reduced to slow the rate and intensity of potentially approaching wildfire or fire escaping from structures.

Density. Residential developments are regulated by an allowed density range (minimum and maximum) measured in “dwelling units per acre.” Residential density is calculated by dividing the number of housings units on the site (excluding accessory dwelling units) by the gross acreage of the site.

Design Guidelines. Design criteria and standards that must be considered for development projects. Design guidelines address a variety of topics, including site design, building mass, neighborhood compatibility, facade design, building materials, signage, and landscaping.

Development. The subdivision of land; construction or alteration of structures, roads, utilities, and other facilities; installation of septic systems; grading activities; depositing of refuse; disposal of any material; dredging or mineral extraction, debris or fill materials; and the clearing of natural vegetation with the exception of agricultural activities. This does not include routine repair and maintenance activities.

Development Impact Fee. A fee that a local government imposes on private developers, usually on a per dwelling unit or per square foot basis, to pay for infrastructure improvements necessitated as a result of the development.

Disadvantaged Community. An area identified by the California Environmental Protection Agency (CalEPA) pursuant to Section 39711 of the California

Health and Safety Code or a predominately low-income area that is disproportionately affected by environmental pollution and other hazards that can lead to negative health effects, exposure, or environmental degradation.

Discharge. A rate of water flow, typically expressed as a unit volume of water per unit of time [e.g., cubic feet per second (cfs)].

Dwelling, Two-Family (Duplex). A building with two attached dwelling units.

Dwelling, Multiple-Family. Residential buildings containing units built one on top of another and those built side-by-side which do not have a ground-to-roof wall and/or have common facilities (i.e., attic, basement, heating plant, plumbing, etc.).

Dwelling Unit. A room or group of rooms (including sleeping, eating, cooking, and sanitation facilities, but not more than one kitchen) that constitutes an independent housekeeping unit, occupied or intended for occupancy by one household on a long-term basis.

E

Earthquake Fault Zone. Earthquake fault zones are established areas around active faults where there is a complex system of primary and secondary faults. Because most faults are not a single, clean fracture in the crust, fault zones describe the area at risk of seismic activity beyond the fault itself.

Easement. The right to use property owned by another person or entity for specific purposes or to gain access to another property.

Eave. The edge of the roof that overhangs the exterior walls, sometimes with exposed rafters.

Ecosystem. A community or group of living organisms that live in and interact with each other in a specific environment.

Effluent. A discharge of pollutants, with or without treatment, into the environment.

Encroachment. In relation to natural areas, the placement of structures, roads, railroads, improved

paths, utilities, and other development into natural areas including floodplains, river corridors, wetlands, lakes and ponds, and the buffers around these areas. The term also encompasses the placement of fill, the removal of vegetation, or an alteration of topography in such natural areas. These cause impacts to the functions and values of natural areas, such as a decline in water quality, loss of habitat (both aquatic and terrestrial), disruption of equilibrium (or naturally stable) conditions, loss of flood attenuation, or reduction of ecological processes.

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

Environmental Justice. The fair treatment of people of all races, cultures, incomes, political and religious affiliation, and national origins with respect to the development, adoption, implementation, and enforcement of environmental laws, regulations, and policies including climate adaptation strategies.

Equality. Is sameness; everyone gets the same thing. Equality focuses on everyone getting the same opportunity, but often ignores the realities of historic exclusion and power differentials among whites and other racialized groups

Equity. Ensures that outcomes in the conditions of well-being are improved for marginalized groups, lifting outcomes for all. Equity is a measure of justice.

Equivalent Noise Level (Leq). The average A-weighted noise level during the measurement period.

Erosion. Erosion is the process of removal and transport of soil and rock by weathering, mass wasting, and the action of streams, glaciers, waves, winds, and underground water.

Essential Facilities. Structures and buildings housing services and equipment that are essential to an emergency response following a natural or human-induced disaster. These facilities include:

- Hospitals and other medical facilities having surgery or emergency treatment areas;

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- Fire, police, and sheriff stations;
- Tanks or other structures containing, housing, or supporting water or other fire-suppression materials or equipment required for protection of essential or hazardous materials facilities or special occupancy structures;
- Emergency vehicle shelters and garages;
- Structures and equipment in emergency-preparedness centers;
- Stand-by power generating equipment for essential facilities; and
- Structures and equipment in government communication centers and other facilities required for emergency response.

Expansive Soils. Expansive soils greatly increase in volume when they absorb water and shrink when they dry out. Expansion of the soil or rock is due to the attraction and absorption of water into the expansible crystal lattices of the clay minerals. The water may be derived from moisture in the air, or ground water beneath the foundations of buildings.

Explicit Bias. Conscious attitudes and beliefs about a person or group, also known as overt and intentional bias.

Extreme Heat Days. An extreme heat day is a day in April through October where the maximum temperature exceeds the 98th historical percentile of maximum temperatures (based on daily temperature data between 1961-1990).

Extreme Storm Events. Extreme storm events refer to the increase in precipitation intensity and variability, increase in wind speed, and increase in ocean temperatures that increase the number and intensity of tropical cyclones and hurricanes that can increase the risk of flooding, drought, erosion, turbidity, debris in reservoirs, nutrient and pollutant loading, and wildfires.

F

Facade. An exterior wall, or face, of a building.

Farmland of Local Importance. A category of the Important Farmlands Inventory that consists of local soils that are listed as Prime or Statewide

Importance. This farmland is not irrigated and includes such dry land crops as beans or grain.

Farmland of Statewide Importance. A category of the Important Farmlands Inventory that generally includes lands with a good combination of physical and chemical features for the production of agricultural crops. The criterion is like that of prime farmland but there is no minimum soil depth limitation and no permeability restriction. Land must have been used for irrigated agricultural production at some time during the four years prior to the mapping date.

Fault and Seismic Systems.

Fault. A fracture in the crust of the earth along which rocks on one fracture side have moved relative to those on the other side. Most faults are the result of repeated displacements over a long period of time.

Fault, Active. An active fault is one that has ruptured in the past 11,000 years.

Fault, Quaternary. Quaternary faults are ones that have been recognized at the surface and that have moved in the past 1.6 million years.

Fault, Trace. A fault trace is the line on the earth's surface defining the fault.

Fault, Zone. A fault zone is the area at risk of seismic activity beyond the fault itself.

Fenestration. The design, construction, and presence of any openings in a building, including windows, doors, vents, wall panels, skylights, curtain walls, or louvers.

Fire Hazard Severity Zone. A mapped area that designates zones, based on factors such as fuel, slope, and fire weather, with varying degrees of fire hazard (e.g., moderate, high, and very high).

Fiscal Year. The period designated for the beginning and ending of financial transactions, which begins on July 1 and ends June 30 of the following year.

Flag Lot. A flag lot (also called a Corridor Lot) is a lot with access to a street by means of a strip of land

having less frontage or width than that required for the parcel and which expands into a larger area.

Flood. A flood is a temporary rise in flow rate and/or stage (elevation) of any watercourse or stormwater conveyance system that results in runoff exceeding normal flow boundaries and inundating adjacent, normally dry areas.

Floor Area Ratio (FAR). Total building size is regulated by a maximum FAR standard. FAR means the gross floor area of a building or buildings on a zoning plot divided by the area of such zoning plot. Floor area means the entire enclosed area of all floors that are more than four (4) feet above the existing or proposed grade, measured from the outer face of exterior walls or in the case of shared walls from the centerline. The maximum FAR standard limits the overall size of development on a property.

Frontage. The frontage, or front, of a lot is usually defined as the side nearest the street.

G

Gable. The wall that encloses the end of a roof or the triangular end below a roof overhang.

Gateway. A defining element, type of development, or signage that creates the clear distinction of entering a community or place.

Geographic Information System (GIS). A computerized tool for gathering, managing, mapping, and analyzing geo-spatial data. GIS analyzes spatial location and organizes layers of information into visualizations using maps and 3D scenes.

Global Warming. Global warming is an average increase in the temperature of the atmosphere near the earth's surface and in the troposphere, which can contribute to changes in global climate patterns. Global warming can occur from a variety of causes, both natural and human induced. In common usage "global warming" often refers to the warming that can occur as a result of increased emissions of GHGs.

Goal. A statement that describes, in general terms, a desired future condition or "end" state. Goals describe ideal future conditions for a topic and tend to be very general and broad.

Greenhouse Gas (GHG). Any gas that absorbs infrared radiation in the atmosphere. GHGs contribute to the greenhouse effect. Some GHGs such as CO₂ occur naturally and are emitted to the atmosphere through natural processes and human activities. Other GHGs (e.g., fluorinated gases) are created and emitted solely through human activities. The principal GHGs that enter the atmosphere because of human activities include water vapor, CO₂, methane (CH₄), nitrous oxide (N₂O), chlorofluorocarbons (CFCs), and fluorinated gases [hydrofluorocarbons (HFCs), perfluorocarbons (PFCs), and sulfur hexafluoride (SF₆)].

Greenhouse Effect. The earth's natural warming process is known as the "greenhouse effect." Certain atmospheric gases that trap heat in the atmosphere, causing the greenhouse effect, are referred to as greenhouse gases (GHGs).

Gross Floor Area. Gross floor area is the sum of the floor areas of the floor spaces within the building, including basements, mezzanine, and intermediate-floored tiers.

Groundwater. Water that is found underground in the cracks and spaces in soil, sand, and rock.

Groundwater Basin. An area of permeable materials capable of furnishing a significant supply of groundwater to wells or storing a significant amount of water. A groundwater basin is three-dimensional and includes both the surface extent and all of the subsurface fresh water yielding material.

Groundwater Recharge. The natural or intentional percolation of surface water into a groundwater basin or aquifer.

H

Habitat. The natural environment of an animal, plant, or other organism.

Hazardous/Toxic Substance. Any ignitable, corrosive, reactive, or toxic agent which, after release into the environment and upon exposure to humans, will or may cause death, disease, behavioral abnormalities, cancer, genetic mutation, physiological malfunctions, or physiological deformations.

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Hazard Mitigation. A sustained action taken to reduce or eliminate long-term risk to wildlife, ecosystems, and people and their property from hazards and their effects.

Hazardous Waste. An ignitable, corrosive, reactive, or toxic waste.

Headway. Measurement of the distance or time between vehicles in a transit network.

Health. A complete state of physical, mental, and social well-being, and not merely the absence of disease.

Heatwave. Heat waves are a prolonged period of excessive heat, often combined with excessive humidity. A heat wave is defined as five or more consecutive extreme heat days.

Hillside Collector Streets. Hillside collector streets serve properties located in hillside areas, carrying traffic to either arterial streets, collectors, or neighborhood collectors.

Historic District. A group of buildings, properties, or sites recognized as historically or architecturally significant. These may be designated at the Federal level, managed by the National Park Service, or at the State or local levels. Federally designated historic districts are listed on the National Register of Historic Places. In some counties or jurisdictions, historic districts receive legal protection from certain types of development considered to be inappropriate.

Historic Preservation. The act or process of applying measures such as identification and protection necessary to sustain the existing form, integrity, and materials of a historic resource.

Historic Resource. Any cultural resource listed in or determined eligible for listing in a local, State, or Federal inventory or register.

Household. All those persons—related or unrelated—who occupy a single housing unit.

Human-Scale. Is the effort to create an appropriate relationship between human beings and the size/function of surrounding buildings. Human-scale emphasizes building features and characteristics

which can be observed in close proximity, at the speed a pedestrian would travel.

I

Implicit Bias. Attitudes or stereotypes that affect our understanding, decisions, and actions in an unconscious manner.

Implementation Program. An action, activity, or strategy to be taken by the Town to carry out an adopted policy to achieve a specific goal or objective.

Incompatible. The characteristic of different uses or activities that are not permitted to be located near each other because it is likely to create conflict. Some elements affecting compatibility include intensity of occupancy as measured by dwelling units per acre; pedestrian or vehicular traffic generated; volume of goods handled; and environmental effects including noise, vibration, glare, air pollution, or radiation.

Incubator Space. Retail, office, or industrial space that is affordable to and dedicated to the start-up and growth of small businesses. Facility support systems are often provided, including copy machines and other office, and electronic equipment.

Infill Development. Development of vacant or underutilized land (usually individual lots or leftover properties) within areas that are already largely developed.

Intensity. Intensity is a measure of the extent to which a land parcel is developed in conformity with the zoning ordinance.

Inundation. The act of flooding land that would otherwise remain dry, for management purposes or as a result of natural causes, and the result of such an act.

J

Joint Powers Authority. An entity composed of two or more public authorities that may jointly exercise powers common to all partners.

K

L

Landslide. The sliding movement of masses of loosened rock and soil down a hillside or slope. Fundamentally, slope failures occur when the strength of the soils forming the slope exceeds the pressure, such as weight or saturation, acting upon them.

Land Use Designation. A specific geographic designation with associated land use or management policies and regulations.

Leadership in Energy and Environmental Design (LEED). LEED is a green building certification program. Developed by the non-profit US Green Building Council, it includes a set of rating systems for the design, construction, operation, and maintenance of buildings. Buildings are rated based on their impact on site/location, water and energy efficiency, materials, and indoor environmental air quality. This is a voluntary program meant to objectively measure a building's sustainability.

Level of Service (LOS). A quantitative measure used to rate a roadway segment's traffic flow characteristics during peak hours. LOS acts as an indicator of roadway performance relative to locally established standards for quality of service based on measures of speed, density, and congestion that are designated using letters from "A" (good) to "F" (poor). LOS can assist in determining when roadway capacity improvements are needed.

Liquefaction. Loosely packed, water-logged sediments at or near the ground surface losing their strength in response to strong ground shaking.

Live-Work Unit. An integrated dwelling unit and working space, occupied, and used by a single household, designed or structurally modified to accommodate both residential occupancy and work activity.

Local Agency Formation Commission (LAFCo). A commission within each county that reviews and evaluates all proposals for formation of special

districts, incorporation of towns or cities, annexation to special districts, towns, or cities, consolidation of districts, and merger of districts with towns or cities. Each county LAFCO is empowered to approve, disapprove, or conditionally approve such proposals.

Local Streets. Local streets support local and neighborhood traffic movement. Local streets typically carry traffic from individual properties to collector and arterial streets and are not designed to accommodate through traffic. Most local streets are in residential neighborhoods.

Lot Coverage. Lot coverage is the percentage of a lot that is covered by all buildings compared to the total area of the lot.

Low Impact Development (LID). Development that incorporates a combination of drainage design features and pollution reduction measures to reduce development impacts on hydrology (peak runoff flow rates) and water quality.

M

Massing. The general shape, or shapes of a building, as well as its form and size.

Median. A raised barrier used to separate opposing traffic flow and control access and vehicle turning movements. A median can also provide a pedestrian crossing refuge and streetscape enhancement.

Mid-Block Crossing. Marked locations between intersections where marked crosswalks have been provided to pedestrians.

Missing Middle Housing. Missing middle housing is a term used to multiple units on a single parcel (whether attached or detached) that are compatible in scale and form with detached single-family homes. Common housing types include duplexes; triplexes; fourplexes; courtyard apartments; cottage courts; townhomes; triplex stacked (vertical); and live-work spaces.

Mixed-Use Development. Development projects where a variety of uses such as office, commercial, institutional, and residential are combined in a single building or on a single site in an integrated project. These developments are regulated by both the

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maximum residential density (units per acre) and maximum FAR standard that incorporates both the residential and non-residential building floor areas.

Mode Share. The proportion of travelers taking different transportation modes (i.e., driving alone, transit users, cycling, walking).

Multimodal. This term refers to transportation planning that considers various modes (i.e., vehicles, bicycles, walking, public transit) and the connections between these modes.

Multi-Family Residential. Residential buildings containing units built one on top of another and those built side-by-side which do not have a ground-to-roof wall and/or have common facilities (i.e., attic, basement, heating plant, plumbing, etc.). Accessory dwelling units (ADUs) are not considered multi-family residential.

Multi-Use Facility. A facility shared for multiple activities and/or utilized by multiple types of users. For example, a trail accessible to and utilized by pedestrians, bicyclists, and equestrians. A multi-use field would have facilities that could be used for more than one sport and could be available for informal pick-up games or organized play.

Multi-Use Trails. Trail systems designed to facilitate multiple modes of use, such as pedestrians and bicyclists.

Municipal Service Review (MSR). A study conducted for a town, city, county, or special district that examines all public service needs for the area and recommends action to promote the efficient provision of public services.

N

National Register of Historic Places (NRHP). A list of cultural resources and historic properties determined by the National Park Service to be of historic, cultural, architectural, archaeological, or engineering significance.

Neighborhood Collector Street. Neighborhood collector streets predominantly carry traffic generated within a neighborhood and distributes traffic to collector and arterial streets.

Noise-Sensitive Land Use. Land uses where noise exposure could result in health-related risks to individuals, as well as places where quiet is an essential element of their intended purpose. These uses include residences; schools; nursing homes; historic sites; cemeteries; parks, recreation, and open space areas; hospitals and care facilities; sensitive wildlife habitats, including the habitat of rare, threatened, or endangered species; hotels and other short-term lodging (e.g., bed and breakfasts, motels); places of worship; and libraries.

Nonattainment Area. An area or air basin that does not meet California or National ambient air quality standards for a given pollutant.

Non-point Source Pollution. A pollution source that cannot be defined at a discrete location; a dispersed or spread-out source area.

O

Office. Land with professional buildings for business uses.

Open Space. Land in a predominantly natural state or altered for natural resources-based uses (i.e., farming) and may include, but is not limited to, riparian habitat, agricultural lands, grassland and upland habitat, wetlands, and agricultural buffers.

P

Paleontological Resources. The fossilized remains of ancient plants and animals.

Park. An open area that offers recreational and green space for residential and visitor use. May also be called an urban or municipal park if within jurisdictional limits or a public park if publicly owned.

Parklet. A small seating area or green space created as a public amenity on or alongside a sidewalk, especially in a former roadside parking space.

Particulate Matter (PM). Particulate matter is fine metal, smoke, soot, and dust particles suspended in the air. Particulate matter is measured by two sizes: coarse particles (PM10), or particles between 2.5 and

10 micrometers in diameter; and fine particles (PM2.5), or particles less than 2.5 micrometers in diameter.

Passive Recreation Open Space. Land used for outdoor activities that has a limited impact and minimal development on land designated for recreation or open space. Passive recreation space would include but is not limited to, hiking, mountain cycling, boating, and nature observation.

Pedestrian-Oriented. An approach to architectural 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 street-walls with shop windows, outdoor cafes, street trees and benches, and architectural enhancement in the first two floors that are at human-scale.

Permeability. The ability of a substance to allow another substance to pass through it, especially the ability of a porous rock, sediment, or soil to transmit fluid through pores and cracks.

Planning Area. State planning law requires that the General Plan cover all territory within the boundaries of the Town as well as “any land outside its boundary which in the planning agency’s judgment bears relation to its planning.” (Government Code Section 65300) This larger area is referred to as the Town’s “Planning Area.” The Planning Area for the Los Gatos 2040 General Plan encompasses the entire area within the Town Limits and unincorporated areas within the Town’s Sphere of Influence.

Planning Commission. An appointed commission responsible for conducting public hearings on the General Plan and Zoning Code modifications, considering the input of the public, and making recommendations to the Town Council on these matters.

Policy. A statement that guides a specific course of action for decision-makers to achieve a desired goal.

Point Source. A specific site from which pollution is discharged to a water body.

Precipitation. Precipitation is moisture in the form of rain, snow, hail, etc., that has fallen at a given place within a given period, usually expressed in inches or centimeters.

Preservation. The act or process of applying measures, such as identification and protection, necessary to sustain the existing form, integrity, and materials of a historic property.

Prime Farmland. A category of the Important Farmlands Inventory that has the best combination of physical and chemical features able to sustain long-term agricultural production. This land has the soil quality, growing season, and moisture supply needed to produce sustained high yields. Prime Farmland must have been used for irrigated agricultural production at some time during the four years prior to the mapping date.

Projection. A side wing, tower, or window bay that protrudes from a building.

Q

R

Rafters. One of several long, inclined, structural members such as wooden beams used in the construction of pitched roofs, supporting the roof-covering, e.g. laths and tiles.

Rare (Species). A term used to describe a plant or animal species that, although not presently threatened with extinction, is present in such small numbers throughout all or a significant portion of its range that it may become endangered if its environment worsens.

Reactive Organic Gases (ROG). ROGs are photochemically reactive and are composed of non-methane hydrocarbons. These gases contribute to the formation of smog.

Reclaimed Water. Wastewater which, as a result of treatment, is suitable for uses other than potable use.

Recycled Water. Water which, as a result of treatment of waste, is suitable for a direct beneficial use or a controlled use that would not otherwise

12. Glossary and Acronyms

occur and is therefore considered a valuable resource.

Regional Housing Need Allocation (RHNA). A State-mandated process to identify the total number of housing units (by affordability level) that each jurisdiction must accommodate in its Housing Element.

Regulatory Floodway. The channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height.

Renewable Energy. Energy that comes from natural resources that are naturally replenished, such as solar, wind, rain, tides, geothermal, and biomass sources.

Renewable Resources. Self-perpetuating types of resources; living or biotic resources and resources that are finite in quantity but can be reused, such as air and water. Other renewable natural resources include solar, wind, biomass, and water resources.

Reservoir. A place where water is collected and kept in quantity for future use.

Resident. Any individual who resides in the Town of Los Gatos.

Resilience. The ability of a social or ecological system to absorb disturbances while retaining the same basic structure and ways of functioning, the capacity for self-organization, and the capacity to adapt to stress and change.

Right-of-Way. In this General Plan, this term refers to the land used for transportation or utility purposes. This area of land is often used for the construction and operation of a transportation facility and adjacent space.

Riparian. Of, on, or pertaining to the bank of a natural course of water. For example, riparian vegetation is composed of plant species normally found near streams, rivers, lakes, reservoirs, and other freshwater bodies.

Riparian Corridor. A corridor of riparian vegetation adjacent to perennial and intermittent streams or other freshwater bodies.

Runoff. Precipitation (rain or snowmelt) that is not used by plants, evaporated, or infiltrated to soils, and is transported across land surfaces to streams or other surface water bodies.

S

Scale. Refers to how the sizes of different architectural elements relate to one another.

Screening. Elements used to visually block or separate detrimental elements of a site. Screening is commonly used to obscure parking areas, utilities, dumpsters, etc.

Seismic Hazards, Primary. Primary seismic hazards are those that occur as a result of the slip of a fault line below the earth's surface. Primary seismic hazards typically include ground shaking and motion, and surface rupture.

Seismic Hazards, Secondary. Secondary seismic hazards are those that occur as a result of the primary ground shaking and surface rupture from an earthquake (primary seismic hazard). Secondary seismic hazards typically include landslides, rockslides, tsunamis, and liquefaction.

Sensitive Land Uses. Relative to issues of land use compatibility and adjacency, sensitive land uses typically include residences; schools; nursing homes; historic sites; open space areas; hospitals and care facilities; places of worship; and libraries.

Setback. The distance between a building and the property line or other buildings.

Shall. That which is obligatory or necessary.

Should. Signifies a directive to be honored if at all possible.

Single-Family Residential. Single-family residential includes fully detached, semidetached (semi-attached, side-by-side), row houses, and townhouses. In the case of attached units, each must be separated from the adjacent unit by a

ground-to-roof wall in order to be classified as a single-family structure. Also, these units must not share heating/air-conditioning systems or utilities.

Social Capital. A concept in social science that involves the potential of individuals to secure benefits and invent solutions to problems through membership in social networks. Social capital revolves around three dimensions: interconnected networks of relationships between individuals and groups (social ties or social participation), levels of trust that characterize these ties, and resources or benefits that are both gained and transferred by virtue of social ties and social participation.

Socially Disadvantaged Individuals and Groups. Socially disadvantaged individuals and groups who have been subjected to prejudice or some form of discrimination or bias because of their perceived identity as a member of a particular group (i.e., race, ethnicity, culture, sex, political or religious affiliation, sexual orientation, age, immigration status) without regard to their individuality and/or merit.

Soil Erosion. Soil erosion refers to the removal of soil by water or wind. Factors that influence erosion potential include the amount of rainfall and wind, the length and steepness of the slope, and the amount and type of vegetative cover.

Special District. A special district is an agency of the State, formed pursuant to general law or special act, for the local performance of governmental or proprietary functions within limited boundaries. Examples include fire protection districts, sanitary districts, water districts, county service areas, open space districts, etc.

Special Status Species. Rare, threatened, or endangered plant or animal species protected by Federal, State, or other agencies.

Specific Plan. A planning tool authorized by Government Code Section 65450, et seq., for the systematic implementation of the General Plan for a defined portion of a community's planning area. A specific plan must specify in detail the land uses, public and private facilities needed to support the land uses, phasing of development, standards for the conservation, development, and use of natural

resources, and a program of implementation measures, including financing measures.

Sphere of Influence (SOI). The SOI is the area determined by the Local Agency Formation Commission (LAFCO) of Santa Clara County to represent the probable future physical boundary of the Town. The adoption of Spheres of Influence is required by Government Code Section 56425.

State Scenic Highway. A highway officially designated by the State Scenic Highway Advisory Committee as scenic after application from a local jurisdiction, and only when the highway is identified on State Scenic Highway Master Plans.

Stepback. A step-like recession in the profile of a multi-story building. A step back requires the building to take a step back from the street for every increase in height of the structure. Step backs can also be a design technique to reduce the visual impact of tall buildings.

Stoop. The uncovered wide step leading into the front or main door of a unit or building.

Stormwater. Stormwater is precipitation that accumulates in natural and/or constructed storage and stormwater systems during and immediately following a storm event.

Street Furniture. Fixtures installed along the roadway, at or above grade level, including lamp posts, pedestrian lighting, street signs, benches, trash cans, bike racks, news racks, water fountains, and planters.

Streetscape. The elements within and along the street right-of-way that define its appearance, identity, and functionality. These can include, but are not limited to, adjacent buildings and land uses, street furniture, landscaping, trees, sidewalks, and pavement treatments.

Subsidence. The sinking or settling of the ground surface, typically related to the withdrawal of fluids (e.g., groundwater, natural gas, or oil).

Sustainability. The physical development and operating practices that meet the needs of present users without compromising the ability of future generations to meet their own needs, particularly with

12. Glossary and Acronyms

regard to use and waste of natural resources. Sustainability presumes that resources are finite, and therefore should be used conservatively and wisely with a view to the long-term priorities and consequences.

T

Take. To harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect, or to attempt to engage in any such conduct.

Town Council. The political body which formulates and implements policies in Los Gatos. It is the Town Council, through its decision-making authority, that affirms the policy direction and priorities contained within this General Plan. The Town Council is ultimately responsible for adoption of the General Plan, as well as the regulations, capital improvement programs, and financing mechanisms that implement the General Plan.

Town Limits. A political boundary that defines land that has been incorporated into the Town.

Threatened. A species which is listed as Threatened by the state or U.S. Fish and Wildlife Services. Generally, any species that is likely to become an endangered species within the foreseeable future throughout all or a significant portion of its range.

Traffic Analysis Zone (TAZ). A unit of geography used in transportation planning models.

Traffic Impact Fees (TIF). Traffic Impact Fees are set by the Town Council to implement the Town's Transportation Impact Policy. The fee is adjusted periodically to meet the objectives of the Transportation Impact Policy.

Transit Stop. A stop on a transit line that supports connection between multiple transportation modes (multimodal travel).

Transportation Demand Management (TDM). TDM strategies are used to reduce vehicle travel, with an emphasis on reducing travel during peak periods. TDM is intended to reduce congestion and improve traffic flow without having to increase the capacity or physical size of a section of transportation infrastructure. TDM strategies and programs could

include, but are not limited to, measures such as alternative work schedules, bicycle parking, showers, and route maps for employees, subsidized transit passes, and future measures as programs and technologies evolve.

Tribal Cultural Resources. A Tribal Cultural Resource as defined in AB 52 are sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American Tribe(s).

U

Unincorporated Areas. Areas of the County outside of the Town limits over which Santa Clara County has direct land use jurisdiction.

Unique Farmlands. A category of the Important Farmlands Inventory that consists of lesser quality soils used for the production of the state's leading agricultural crops. This land is usually irrigated but may include non-irrigated orchards or vineyards as found in some climatic zones in California. Land must have been cropped at some time during the four years prior to the mapping date.

Urban Service Area (USA). The Los Gatos USA is established by Santa Clara County LAFCO. The USA delineates areas outside Town limits that are currently provided with urban services, facilities, and utilities; or areas proposed to be annexed into a Town within the next five years.

V

Vacant Land. Land that is not actively used for any purpose, including land that is not improved with buildings or site facilities and is sizeable in area to accommodate development.

Vacant/Underutilized Sites. Vacant/underutilized sites includes undeveloped and underdeveloped parcels. A majority of a parcel must be undeveloped for a parcel to be considered underutilized.

Vehicle Miles Traveled (VMT). VMT measures the total amount of vehicular travel by the population of a specific area and is used to analyze potential air quality and greenhouse gas impacts. VMT is also the

required method used for the evaluation of environmental impacts as required under CEQA.

Vulnerability. Vulnerability is the degree to which a system is exposed to, susceptible to, and (un)able to cope with and adapt to the adverse effects of climate change, including climate variability and extremes.

W

Wastewater. Wastewater is water (either treated or untreated) that has been affected by human use, including household, commercial, industrial, and agricultural activities. This water is conveyed through a wastewater system to a treatment plant, and may contain physical, chemical, and biological pollutants prior to treatment.

Watershed. The land surface area from which water drains into a common downstream point.

Water Conservation. The reduction in water use through measures designed to help people change their behaviors to use less water.

Water Efficiency. The overall minimization of the amount of water used to accomplish a function or task.

Water Quality. A term used to describe the chemical, physical, and biological characteristics of water, usually in respect to its suitability for a particular purpose.

Water Year. A continuous twelve-month period for which hydrologic records are compiled and summarized. Months may vary by location and agency, but October 1st through September 30th is commonly used by the United States Geological Survey. A given water year is named for the year in which it ends, i.e., the water year from October 1, 2017, through September 30, 2018, was water year 2018.

Wetlands. Areas that are inundated or saturated by surface or groundwater to support a prevalence of vegetation typically adapted for life in saturated soil conditions. This definition of wetlands requires three wetland identification parameters to be present: wetland hydrology; hydric soils; and hydrophytic vegetation. Wetlands can be areas that are

consistently inundated or seasonally inundated. Wetlands are delineated according to the USACE 1987 Wetlands Delineation Manual and are a subset of Waters of the United States.

Wildland. Land in an uncultivated natural state that is covered by trees, brush, weeds, or grass.

Wildland/Urban Interface (WUI). Areas where homes or other structures are built near or among lands prone to wildland fire.

X

Y

Z

Zoning. The division of the Town into districts, and the application of different regulations in each district.

Zoning District. A part of the community designated by the local zoning ordinance for specific of land uses, such as single-family residential or neighborhood commercial uses. Only the primary permitted land uses, their accessory uses, and any conditional uses permitted in the zoning district may be placed on the land in that part of the community.

Zoning Ordinance. The adopted zoning and planning regulations of a town, city, or county that establish development standards for each zone, such as minimum lot size, maximum height of structures, building setbacks, and yard size.



12. Glossary and Acronyms

12.2 List of Acronyms

A	
AB	Assembly Bill
ABAG	Association of Bay Area Governments
ADA	Americans with Disabilities Act
ADT	Average Daily Traffic
ADU	Accessory dwelling unit
AF/yr	Acre Feet per Year
AG	Agriculture land use designation
AR	Atmospheric Rivers
A-SP	Albright Specific Plan
AV	Autonomous Vehicle
B	
BAAQMD	Bay Area Air Quality Management District
BIPOC	Black, Indigenous, and Persons of Color
BPMP	Los Gatos Bicycle and Pedestrian Master Plan
C	
Caltrans	California Department of Transportation
CAL FIRE	California Department of Forestry and Fire Protection
CARB	California Air Resources Board
CBC	California Building Code
CBD	Central Business District land use designation
CC	Community Commercial land use designation
CD	Community Design Element
CEQA	California Environmental Quality Act

CERT	Community Emergency Response Team
cfs	Cubic feet per second
CIP	Capital Improvement Program
CMP	Congestion Management Program
CMU	Mixed-Use land use designation
CNEL	Community Noise Equivalent Level
CO	Carbon monoxide
CO ₂	Carbon dioxide
CO ₂ e	Carbon dioxide equivalent

D	
DART	Disaster Aid Response Team
dB	Decibel
DFIRMs	Digital Flood Insurance Rate Maps
DOF	Department of Finance
du/ac	Dwelling units per acre
DUC	Disadvantaged Unincorporated Community

E	
EIR	Environmental Impact Report
ENV	Environment and Sustainability Element
EOC	Los Gatos Emergency Operations Center
EOP	Town of Los Gatos Emergency Operations Plan
EPA	United States Environmental Protection Agency

F	
FAR	Floor area ratio
FEMA	Federal Emergency Management Agency

FMMP The California Department of Conservation’s Farmland Mapping and Monitoring Program

G

GHG Greenhouse gas
 GIS Geographic Information System
 GPAC General Plan Update Advisory Committee
 GPC General Plan Committee
 GSI Green Stormwater Infrastructure

H

HAZ Hazards and Safety Element
 HDR High Density Residential land use designation
 HDS&G Hillside Development Standards and Guidelines
 HMP Santa Clara County Operational Area Hazard Mitigation Plan
 HOA Homeowners’ Association
 HOV High Occupancy Vehicle
 HPC Historic Preservation Committee
 HR Hillside Residential land use designation

I

IFI Important Farmland Inventory

J

JPA Joint Powers Authority

K

L

LAFCo Local Agency Formation Commission
 LCA Land Conservation Act
 Ldn Day-Night Average Noise
 LDR Low Density Residential land use designation
 LEED Leadership in Energy and Environmental Design
 Leq Equivalent Noise Level
 LI Light Industrial land use designation
 LID Low Impact Development
 LOS Level of Service
 LU Land Use Element

M

MDR Medium Density Residential land use designation
 MGD Million gallons per day
 MHP Mobile Home Park land use designation
 MOB Mobility Element
 MRP San Francisco Bay Region Municipal Regional Stormwater NPDES Permit
 MSR Municipal Service Review
 MT Metric ton
 MTC Metropolitan Transportation Commission
 MU Mixed-Use land use designation

N

N₂O Nitrous oxide
 NAAQS National Ambient Air Quality Standards
 NC Neighborhood Commercial land use designation
 NFIP National Flood Insurance Program
 NF-SP North Forty Specific Plan
 NO₂ Nitrogen dioxide
 NRHP National Register of Historic Places
 NUMU New Museum of Los Gatos

O

O₃ Ozone
 OP Office Professional land use designation
 OPR The California Governor’s Office of Planning and Research
 OS Open Space land use designation
 OSP Open space preserve

P

P Public land use designation
 PFS Public Facilities, Services, and Infrastructure Element
 PG&E Pacific Gas and Electric
 PM Particulate matter
 PM_{2.5} Particulate matter, 2.5 microns or smaller
 PM₁₀ Particulate matter, 10 microns or smaller
 PPW Parks and Public Works Department
 PUB Public land use designation

12. Glossary and Acronyms

Q

R

RHNA	Regional Housing Needs Allocation
RWQCB	Regional Water Quality Control Board

S

SB	Senate Bill
SC	Service Commercial land use designation
SCC	Santa Clara County
SCCFD	Santa Clara County Fire Department
SCVURPPP	Santa Clara Valley Urban Runoff Pollution Prevention Program
SJWC	San Jose Water Company
SO ₂	Sulfur dioxide
SOI	Sphere of Influence
SR	State Route

T

TAZ	Traffic Analysis Zone
TDM	Transportation Demand Management
TIF	Traffic Impact Fee
TMA	Transportation Management Association
TNC	Transportation Network Company

U

USDA	United States Department of Agriculture
USFS	United States Forest Service

V

VMT	Vehicle Miles Traveled
VTA	Santa Clara Valley Transit Authority
VTP	Valley Transportation Plan
VW	Valley Water

W

WVSD	West Valley Sanitation District
WUI	Wildland/Urban Interface

X

Y

Z

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