

GLOSSARY

Accessible Housing. Units accessible and adaptable to the needs of the physically disabled.

Accessory Dwelling Unit (ADU). Small additions to a larger residential unit that can provide housing opportunities for elderly family members, grown children or unrelated renters. Flexible space that can be used for a home office. The unit must be under the same ownership as the principal building. One additional parking space is required. The basic amenities include a bedroom, a bath, and a small kitchen. Also known as “granny flats”, “mother-in-law units”, “garage apartments”, “ancillary units.”

Adjacent. Having a common border, as in “two adjacent parcels.”

Agency. A governmental entity, department, office, or administrative unit responsible for carrying out regulations. The Town is an agency.

Anadromous Fish. Species of fish that mature in the ocean and migrate into streams to spawn.

Anthropogenic. Effects, processes or materials are those that are derived from human activities, as opposed to those occurring in natural environments without human influence (see <http://wikipedia.org>).

Applicant. Any person, firm, partnership, joint venture, corporation, association, or any entity, or combination of entities, which seeks Town permits, entitlements or approvals.

Approval. An official action by the Town that includes both approval and approval with conditions.

Arborist. An arborist is (1) a person currently certified by the Western Chapter of the International Society of Arboriculture as an expert on the care of trees; (2) a consulting arborist who satisfies the requirements of the American Society of Consulting Arborists; or (3) as defined by the Town’s Tree Ordinance.

Bio-sourced. Products or materials created by a biological process.

Biotic Community. A group of living organisms characterized by a distinctive combination of both animal and plant species in a particular habitat. The oak woodland found in the hills around the Town is a biotic community.

Buffer. A land area that is designed to block or absorb unwanted impacts to the area beyond the buffer. Buffers generally allow for some flexibility of use within the designated area, with restrictions increasing closer to the protected resource. Creek setbacks are a form of buffer.

CAP: Climate Action Plan. Policies and programs to reduce greenhouse gas emissions.

CARB: California Air Resources Board. The CARB's mission is to promote and protect public health, welfare and ecological resources through the effective and efficient reduction of air pollutants while recognizing and considering the effects on the economy of the state.

CEQA: California Environmental Quality Act. CEQA is a statute that requires state and local agencies to identify the significant environmental impacts of their actions and to avoid or mitigate those impacts, if feasible.

Charrette. An intensive idea, or concept, generating activity, usually held in a workshop format involving a variety of participants. Charrettes are commonly used as an element of a public participation program where community members, local jurisdiction staff and professional consultants work together as a single group, or in small group sessions, to generate planning ideas or identify alternative solutions to familiar issues or problems.

Historically used to define the small cart used by faculty assistants to collect students' work at the Ecole des Beaux Arts in Paris

Conditional Use Permit. A special permit that allows a specific exception to the zoning regulations from a list of acceptable uses for a particular parcel of land.

County. Upper case "C" refers to the agencies of the County of Marin. Lower case "c" refers to the physical county.

Critical Habitat. An area designated for the survival and recovery of federally listed threatened or endangered species. Wetlands can be critical habitats.

Dedication. A donation by an owner, or someone with control, of private land for public use and the acceptance of land for such use by the Town.

Deed Restricted. A Deed of Trust recorded against the title of a property, usually required as a condition of approval or purchase, specifying the terms of use, level of

affordability, or other agreed conditions of a property. The undeveloped remnant of a parcel may be held as permanent open space by a deed restriction.

Developable Land. Land that is suitable as a location for structures and that can be developed free of hazards to and without disruption of significant natural resource areas.

Development Application. A request for approval of a project requiring discretionary action, including but not limited to Master Plans, Precise Development Plans, Tentative Maps and Subdivisions, Design Review, Use Permits, Variances and Tideland Permits. Development applications do not include ministerial permits and actions such as building permits.

Development or Project. Any activity occurring on land and in or under water including placement or construction of any solid material or structure; construction of roadways and other infrastructure; discharge or disposal of dredged material or any other waste material; grading, dredging, or mining, subdivision or change in the density or intensity of use of land; change in the intensity of use of water; construction, reconstruction, demolition, or alteration to the size of any structure, public or private; and the removal or harvesting of vegetation for other than agricultural purpose but excluding routine repair and maintenance activities. The term "new development" used in policies and programs in this General Plan refers to new construction, redevelopment of previously developed property, and substantial remodels of existing buildings. Specific requirements applicable to new construction, redevelopment of previously developed property, and substantial remodels of existing buildings may be further defined in the Town Code.

Development Rights. The right to develop land by a landowner who maintains a fee-simple ownership over the land, or a party other than the owner who has obtained the rights to develop from the owner. Such rights are usually expressed in terms of density or intensity allowed under existing zoning. For example, one development right may equal one unit of housing on a certain number of acres, or may equal a specific number of square feet of gross floor area in one or more specified zoning districts.

Downtown Area. That portion of the Town of Fairfax that includes the existing commercial core and the public use buildings and areas of the community, including Town Hall, the Women's Club, the Pavilion, Peri Park, and the public library. Sir Francis Drake Boulevard, Center Boulevard, Broadway, Bolinas Road, and Bank Street to Elsie Lane comprise the main roadway network in the downtown area.

Easement. The right to use property owned by another for specific purposes or to gain access to another property. For example, utility providers, such as PG&E or MMWD, often have easements on private property allowing the company to install and maintain their facilities.

Easement, Conservation. A contractual agreement between a property owner and a regulatory, government or non-profit entity that restricts the use of the land in perpetuity. Under such an agreement, the land may be used for specific purposes, such as recreation or grazing, or may be restrictive to protect sensitive plant or animal species. The holder of the easement is responsible for the maintenance of the land.

Easement, Open Space. An easement purchased from private landowners for open space and resource conservation purposes-the purchase of development rights.

Easement, Public. Any easement enjoyed by the public in general (as the public's right to use private streets). A strip of land occupied or intended to be occupied by certain transportation and public use facilities, such as roads and utility lines. See also: Right-of-Way.

Easement, Scenic. A contractual agreement between a property owner and a public agency that allows the agency to use the land for scenic enhancement, such as roadside landscaping or view preservation.

Ecology. The interrelationship of living things to one another and to their environment, or the study of these interrelationships.

Endangered Species. A species of plant or animal is considered to be endangered when its prospects for survival and reproduction are in immediate jeopardy from one or more causes.

Environmentally Sensitive Area. Any area in which plant or animal life or habitats are either rare or especially valuable because of their special nature or role in an ecosystem, and that could be easily disturbed or degraded by human activities.

Electric Vehicle (EV). A vehicle that uses one or more electric motors for propulsion.

Fairfax Climate Action Plan Committee (FCAC). A proposed town committee to implement the CAP for Fairfax. This might be a newly created committee or it might be an existing town committee or organization; this is left open in the General Plan and will become clear as the CAP is created.

Fair-Anselm. The buildings that house the shops and services located at Pastori Street and Center Boulevard.

Fairfax Planning Area. The area occupied by the Town of Fairfax and its Sphere of Influence, as defined by Figure LU-4, Fairfax Planning Area Map, in the Land Use Element.

Flood Zone 9. Flood Zone 9 covers the Ross Valley/Corte Madera Creek watershed. The Marin County Department of Public Works has created a new program in Flood Zone 9 for flood control and creek stewardship using a watershed-wide approach.

Gateways. The physical, and/or visual entrance to the Town. The gateways are at the Town boundaries at Sir Francis Drake Boulevard from both San Anselmo and West Marin, Center Boulevard from San Anselmo, and Bolinas Road from West Marin.

General Plan Advisory Committee (GPAC). The General Plan Advisory Committee, a group of community members appointed by the Town Council to assist the Council and the Planning Commission in the preparation of the Fairfax General Plan.

Goal. An expression of community values and desired outcomes; a sought-after end state that is not quantifiable or time-dependent.

Government Code (GC). The California Government Code.

Greywater. Greywater is wastewater generated from domestic activities such as laundry, dishwashing, and bathing, which can be recycled on-site for uses such as landscape irrigation and constructed wetlands. Greywater differs from water from the toilets which is designated sewage or blackwater to indicate it contains human waste.

Groundwater Recharge. The natural process of infiltration and percolation of rainwater from land areas or streams through permeable soils into water-holding rocks that provide underground storage (aquifers).

Habitat. The physical location or type of environment in which an organism or biological population lives or occurs.

Housing Affordability. The generally accepted measure for determining whether a person can afford housing means spending no more than 30 percent of one's gross household income on housing costs, including principal, interest, property taxes and insurance. For example, a middle school teacher earning \$70,493 per year should be able to afford \$1,552 per month for housing, either for rent or mortgage financing. A postal clerk earning \$45,676 should be able to afford monthly payments up to \$1,442.

Households paying more than 30 percent of their income on housing are considered “overpaying households” by the U.S. Census.

Hydrology. A science dealing with the properties, distribution, and circulation of water on the surface of the land, in the soil and underlying rocks, and in the atmosphere.

Income Limits. Income limits are updated annually by the U.S. Department of Housing and Urban Development (HUD) for Marin County. For many State and local programs, the State Department of Housing and Community Development (HCD) income eligibility limits are used. HCD income limits regulations are similar to those used by HUD. The most recent HCD income limits can be assessed on-line at <http://www.hcd.ca.gov>. Income limits as defined by California Housing Element law are:

Extremely Low Income Housing: Households earning less than 30 percent of the median household income-or less than \$33,950 in 2008 for a four person household.

Low (Lower) Income Household: Households earning less than 80 percent of the median household income or a family of four earning \$90,500 in 2008.

Moderate Income Household: Households earning 80 to 120 percent of the median income for a family of four or a household of four earning between \$90,500 and \$114,000 in 2008.

Above Moderate Income Households: Households earning over 120 percent of the median household income or a family of four earning \$114,000 in 2008.

Implementation. Actions, procedures, programs, or techniques that carry out policies.

Low Impact Design. Site planning techniques that provide an alternative comprehensive approach to stormwater management.

Mandatory Elements. The seven elements, or subject categories, that must be included in a general plan, as specified by Section 65302 of the California Government Code. The seven elements are; land use, circulation, housing, conservation, open space, noise, and safety. Other, optional, elements may be added to the Fairfax General Plan if directed by the Town Council.

Marin Clean Energy (MCE). MCE is a renewable energy alternative to PG&E’s electric supply. MCE is responsible for sourcing the power and purchases the energy

supply while PG&E continues to deliver the energy, maintain and repair transmission lines, and provide customer service and billing.

Marin County Storm Water Prevention Program (MCSTOPPP). Public education resource about watersheds, water quality, and preventing Water pollution.

Marin Energy Authority (MEA). The purpose of the MEA is to address climate change by reducing energy related greenhouse gas emissions and securing energy supply, price stability, energy efficiencies and local economic and workforce benefits. It is the intent of MEA to promote the development and use of a wide range of renewable energy sources and energy efficiency programs, including, but not limited to, solar and wind energy production at competitive rates for customers.

Median Household Income. The middle point at which half of the Town's households earn more and half earn less. The current median income for a family of four in Marin County is \$86,100 per year.

New and Renewed Development. New development is any activity on land including placement or construction of any solid material or structure; construction of roadways and other infrastructure; subdivision or change in density or intensity of use of land. Renewed development includes the expansion, reconstruction, rehabilitation, remodel or alteration to the size or use of any structure. It does not include routine maintenance of existing structures.

Non-Native Species. A species of plant or animal that is not indigenous, or native, to the area of Fairfax. Eucalyptus trees are a non-native species.

Objective. An objective is a specified end, condition, or state that is an intermediate step toward goal attainment. It should be achievable and, when possible, measurable and time-specific.

Open Space Committee. An eleven-member committee of community members, appointed by the Town Council, for the purpose of surveying the lands within, and adjacent to, the Town in order to determine the availability of unique, threatened, or environmentally sensitive land parcels that may be appropriate to acquire to hold in perpetuity as dedicated open space for the public. The Committee also has the responsibility for consideration of long-term planning of open space, for the generation of community support and for fund raising necessary to implement the plan.

Parkade. The raised section of the downtown area between Sir Francis Drake Boulevard and Broadway that is the site of the historic commuter train station, currently used as a parking area.

Pavilion. The Fairfax Pavilion is a multiuse historic structure built in the early 1900's along the edge of Fairfax Creek adjacent Peri Park.

Persons per Households. Average number of persons in an individual household.

Planning and Building Services. The Town's governmental department responsible for current and advanced planning, building inspection and code enforcement. The department staff provides support functions for the Town Council and the Planning Commission, and the appointed boards and citizen committees.

Planning Commission. Appointed by the Council, the seven-member body serves four year terms, and is primarily responsible for hearing and resolving issues and requests dealing with land use within the Town. The Planning Commission is responsible for maintaining and implementing the Town's General Plan and Zoning Ordinance.

Plug-In Hybrid Electric Vehicle (PHEV). A hybrid vehicle with rechargeable batteries that can be restored to full charge by connecting a plug to an external power source. May also be referred to as an Extended Range Electric Vehicle (EREV).

PM₁₀. Air-born particulate matter 10 microns or less in size.

Policy. A policy is a specific statement that guides decision-making. A policy indicates a commitment by the Town to a particular course of action. Policies are based on and help implement the Town's General Plan.

Program. A program is an implementation measure, an action, procedure or technique that carries out the General Plan. Each policy must have at least one implementation program.

Public Art. Any form of art that is located in, or adjacent to, public areas of the Town, such as sidewalks, parks and public buildings. Such places might include the Town Hall, the Parkade, the post office, the library, Peri Park, and the downtown area sidewalks. Public art could also be in the form of street surface decoration.

Recreational Trails. Public areas that include pedestrian trails, bikeways, equestrian trails. In Fairfax, the recreational trails include the paths, lanes and steps that connect the neighborhoods and the commercial areas.

Ridgeline. A line connecting the highest points along a ridge and separating drainage basins or small-scale drainage systems from one another.

Right-of-Way. A strip of land occupied or intended to be occupied by certain transportation and public use facilities, such as roadways, railroads, and utility lines.

Ross Valley Fire Department (RVFD). The Ross Valley Fire Department is a consolidated fire agency protecting the communities of Fairfax, San Anselmo and Sleepy Hollow.

Sanitary District 2. Sanitary District No. 2 provides sanitary sewer service to the Town of Corte Madera and portions of Tiburon and Larkspur.

Scenic Wildlife Habitats. Areas designated, precisely mapped, and officially adopted, pursuant to federal, state, or local law, that are essential to maintenance of native wildlife populations, providing breeding habitat, protective cover, and/or movement opportunities for dispersal, retreat, or foraging activities. Sensitive wildlife habitats include but are not limited to riparian corridors, estuaries, marshes, and other wetlands, nesting and roosting locations, and overwintering areas for migratory species.

Second Units. Self-contained living units, either attached to or detached from, and in addition to, the primary residential unit on a single lot. Sometimes called a granny flat or in-law unit.

Sensitive Receptors. Individuals who are especially sensitive to air pollutants, for example, elderly, young children, hospital patients

Sensitive Resources. Plants and animals that are officially designated as rare, threatened, or endangered, or as a species of special concern, pursuant to federal or state law, and sensitive wildlife habitats.

Senior Housing. Defined by California Housing Element law as projects developed for, and put to use as, housing for the Town's senior citizens. Senior citizens are defined as persons 65 years of age, and older.

Special Status Species. A species of plant or animal that is 1) listed in Title 50, Code of Federal Regulations, Section 17.11 or section 17.2, pursuant to the Federal Endangered Species Act designating species as rare, threatened, or endangered; 2) listed in Section 670.2 or 670.5, Title 14, California Administrative Code, or 3) considered rare or endangered under Section 15380 of the CEQA Guidelines.

Strategy. A plan of action intended to achieve a specific goal. Policies, programs, implementation measures, standards and guidelines are used as action items to implement strategies.

Street Furniture. Sturdy public use elements located in the downtown area. Benches, seats, tables, trash receptacles, planter boxes, drinking fountains, bike racks, and signboards and kiosks are examples of street furniture.

Sustainable Development. Development that maintains or enhances equity, economic opportunity, and community well being while protecting and restoring the natural environment upon which people and economies depend. Sustainable development meets the needs of the present without compromising the ability of future generations to meet their own needs.

Town Center Area. The Town Center Area of Fairfax extends from Pastori Street at the Fair-Anselm commercial area on the south to the public library adjacent to Sir Francis Drake Boulevard on the north, and from the commercial district along Sir Francis Drake Boulevard to the neighborhood commercial across from the Town Hall on Bolinas Road, the commercial area along Broadway, including the Pavilion, and the area adjacent to Fairfax Lumber.

Town Council. The five-member Town Council is the policy making legislative body of the Town and is ultimately responsible to the community for the implementation of all programs and services provided by the Town. The Council is elected at large.

Traditional Neighborhood Design. See Introduction to Land Use Element.

Transit-Oriented Development. See Introduction to Land Use Element.

Underdeveloped Land. From an open space perspective, underdeveloped land is mostly in a natural undeveloped state with few man-made structures. This is a qualitative term, subject to opinion.

Urban Service Area Boundary. The Urban Service Area is an area that represents a legal, orderly expansion of urban development patterns and where the Town is able to provide urban services. The boundary defines the outer limit of the designated area.

View Corridor. The line of sight-identified as the height, width, and distance-of an observer looking toward an object of significance to the community; the route that directs the viewer's attention.

Viewshed. The area within view from a defined observation point.

Visually Distinctive Area. Any area of unique aesthetic quality or scenic interest that should be preserved or enhanced.

Volatile Organic Compounds (VOCs). Volatile Organic Compounds, emitted as gases from certain solids or liquids, including paints, cleaning supplies, pesticides and building materials.

Walkable Distance. Generally defined as one-quarter mile by urban planning policy.

Watercourse. Natural or once-natural flowing water, including rivers, streams, and creeks. Includes natural waterways that have been channelized but does not include ditches, culverts, or other above- or below-ground conduits constructed for storm drainage function and sewage systems.

Watershed. The total area above a given point on a watercourse that contributes water to the flow of the watercourse; the entire region drained by a watercourse.

Wildlife Corridors. A continuous land area or natural feature such as a stream, shoreline, or ridgeline used for wildlife movement.

Wildland-Urban Interface. The transition zone between the built environment and the natural or near-natural environment. In Fairfax, such an interface would exist where the rear or side of a residential lot meets the open space beyond.

Zoning Ordinance. An ordinance authorized by Section 65850 of the California Government Code. Areas within the Town are identified where certain uses of the land and structures are permitted, and regulations are specified by the Town Code.