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## GLOSSARY

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### Abbreviations

<b>ADT:</b>	Average daily trips made by vehicles or persons in a 24-hour period
<b>CBD:</b>	Central Business District
<b>CC&amp;Rs:</b>	Covenants, Conditions, and Restrictions
<b>CDBG:</b>	Community Development Block Grant
<b>CEQA:</b>	California Environmental Quality Act
<b>CIP:</b>	Capital Improvements Program
<b>CNEL:</b>	Community Noise Equivalent Level
<b>CMP:</b>	Congestion Management Plan
<b>COG:</b>	Council of Governments
<b>dB:</b>	Decibel
<b>dBA:</b>	"A-weighted" decibel
<b>EDU:</b>	Equivalent Dwelling Unit
<b>EIR:</b>	Environmental Impact Report (State)
<b>EIS:</b>	Environmental Impact Statement (Federal)
<b>EPA:</b>	Environmental Protection Agency (Federal)
<b>FAR:</b>	Floor Area Ratio
<b>FEMA:</b>	Federal Emergency Management Agency
<b>FIRM:</b>	Flood Insurance Rate Map
<b>HCD:</b>	Housing and Community Development Department of the State of California
<b>HOV:</b>	High Occupancy Vehicle
<b>HUD:</b>	U.S. Dept. of Housing and Urban Development
<b>JPA:</b>	Joint Powers Authority
<b>LAFCo:</b>	Local Agency Formation Commission
<b>L<sub>dn</sub>:</b>	Day and Night Average Sound Level
<b>L<sub>eq</sub>:</b>	Sound Energy Equivalent Level
<b>LOS:</b>	Level of Service
<b>LRT:</b>	Light (duty) Rail Transit
<b>NEPA:</b>	National Environmental Policy Act
<b>OPR:</b>	Office of Planning and Research, State of California
<b>SRO:</b>	Single Room Occupancy
<b>TDM:</b>	Transportation Demand Management
<b>TSM:</b>	Transportation Systems Management
<b>UBC:</b>	Uniform Building Code
<b>UHC:</b>	Uniform Housing Code
<b>VTM:</b>	Vehicle Miles Traveled

**Acceptable Risk**

A hazard deemed to be a tolerable exposure to danger given the expected benefits to be obtained. Different levels of acceptable risk may be assigned according to the potential danger and the criticalness of the threatened population and/or structure.

**Access/Egress**

The ability to enter a site from a roadway and exit a site onto a roadway by motorized vehicle.

**Accessory Apartment**

A Self-contained living unit, either attached to or detached from, and in addition to, the primary residential unit on a single lot. Sometimes called "Granny Flat" or "Second Unit."

**Acoustical Analysis Report**

This Report is required when a project is located in a area of noise incompatibility, to document evidence of compliance with Noise level limits and performance standards of Land Use Planning, Zoning, and Building Construction.

**Acres, Gross**

The entire acreage of a site including easements

**Acres, Net**

The area of a parcel of land exclusive of public or private streets and other easements such as floodway and flood-control channel.

**Active Solar System**

A system that uses a mechanical device, such as pumps or fans run by electricity in addition to solar energy, to transport air or water between a solar collector and the interior of a building for heating or cooling. (See "Passive Solar System.")

**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- and low-income households for a specific period.

**Affordable Housing**

Housing capable of being purchased or rented by a household with very low, low, or moderate income, based on a household's ability to make monthly payments necessary to obtain housing. Housing is considered affordable when a household pays less than 30 percent of its gross monthly income for all housing costs including utilities.

**Agriculture**

Use of land for the production of food and fiber, including the growing of crops and/or the grazing of animals on natural prime or improved pasture land.

**Agriculture-related Business**

Feed mills, dairy supplies, poultry processing, creameries, auction yards, veterinarians and other businesses supporting local agriculture.

**Air Pollution**

Concentrations of substances found in the atmosphere that exceed naturally occurring quantities and are undesirable or harmful in some way.

**Alley**

A narrow service way, either public or private, which provides a permanently reserved but secondary means of public access not intended for general traffic circulation. Alleys typically are located along rear property lines.

**Alluvial**

Soils deposited by stream action.

**Alquist-Priolo Act, Seismic Hazard Zone**

A seismic hazard zone designated by the State of California within which specialized geologic investigations must be prepared prior to approval of certain new development.

**Ambient Noise**

Ambient noise is the all-encompassing noise associated with a given environment, being usually a composite of sounds from many sources near and far.

**Annex, v.**

To incorporate a land area into an existing district or municipality, with a resulting change in the boundaries of the annexing jurisdiction.

**Apartment**

(1) One or more rooms of a building used as a place to live, in a building containing at least one other unit used for the same purpose. (2) A separate suite, not owner occupied, which includes kitchen facilities and is designed for and rented as the home, residence, or sleeping place of one or more persons living as a single housekeeping unit.

**Aquifer**

An underground, water-bearing layer of earth, porous rock, sand, or gravel, through which water can seep or be held in natural storage. Aquifers generally hold sufficient water to be used as a water supply.

**Arable**

Land capable of being cultivated for farming.

**Archaeological**

Relating to the material remains of past human life, culture, or activities.

**Area Median Income**

As used in State of California housing law with respect to income eligibility limits established by the U.S. Department of Housing and Urban Development (HUD), "area" means metropolitan area or non-metropolitan county. In non-metropolitan areas, the "area median income" is the higher of the county median family income or the statewide non-metropolitan median family income.

**Area of Noise Incompatibility**

As defined in this Plan, is any area exposed to CNEL (Community Noise Equivalent Level) greater than that shown in the maximum CNEL levels permitted for sensitive land uses addressed in this Plan. When a project lies within a Area of noise incompatibility, an Acoustical Analysis Report is required to identify and resolve significant noise impacts with project mitigation.

**Arterial**

Medium-speed (30-45 mph), medium-capacity (10,000-35,000 average daily trips) roadway that provides intra-community travel and access to the county-wide highway system. Access to community arterials should be provided at collector roads and local streets, rather than from individual parcels.

**Artesian**

An aquifer in which water is confined under pressure between layers of impermeable material. Wells tapping into an artesian stratum will flow naturally without the use of pumps. (See "Aquifer.")

**Article 34 Referendum**

Article 34 of the Constitution of the State of California requires passage of a referendum within a city or county for approval of the development or acquisition of a publicly financed housing project where more than 49 percent of the units are set aside for low-income households.

**Articulation**

Variation in the depth of the building plan, roof line, or height of a structure that breaks up plain, monotonous areas and creates patterns of light and shadow.

**Assembly Bill 939**

Legislation requiring jurisdictions to reduce the generation of solid waste going to landfills through techniques such as recycling, source reduction, and trash-to-energy plants.

**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, FmHA 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. By January 1, 1992, all California Housing Elements are required to address the preservation or replacement of assisted housing that is eligible to change to market rate housing by 2002.

**Band Pressure Level**

The band pressure level of a sound for a specified frequency band is the effective sound pressure level for the sound energy contained within the band. The width of the band and the reference pressure must be specified. The width of the band may be indicated by the use of a qualifying adjective: e.g., octave-band (sound pressure) level, half-octave band level, third-octave band level, 50-ups band level. If the sound pressure level is caused by thermal noise, the standard deviation of the band pressure level will not exceed 1 decibel if the product of the band width in cycles per second by the integration time in seconds exceeds 20.

**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.

**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.

**Biomass**

Plant material, used for the production of such things as fuel alcohol and non-chemical fertilizers. Biomass sources may be plants grown especially for that purpose or waste products from livestock, harvesting, milling, or from agricultural production or processing.

**Biotic Community**

A group of living organisms characterized by a distinctive combination of both animal and plant species in a particular habitat.

**Blight**

A condition of a site, structure, or area that may cause nearby buildings and/or areas to decline in attractiveness and/or utility. The Community Redevelopment Law (Health and Safety Code, Sections 33031 and 33032) contains a definition of blight used to determine eligibility of proposed redevelopment project areas.

**Buffer Zone**

An area of land separating two distinct land uses that acts to soften or mitigate the effects of one land use on the other.

**Building**

Any structure used or intended for supporting or sheltering any use or occupancy.

**Building Height**

The vertical distance from the average grade to the highest point of the coping of a flat roof or to the deck line of a mansard roof or to the highest gable of a pitch or hip roof, but exclusive of vents, air-conditioners, chimneys, or other such incidental appurtenances.

**Buildout; Build-out**

Development of land to its full potential or theoretical capacity as permitted under current or proposed planning or zoning designations. (See "Carrying Capacity (3).")

**Business Services**

A subcategory of commercial land use that permits establishments primarily engaged in rendering services to other business establishments on a fee or contract basis, such as advertising and mailing; building maintenance; personnel and employment services; management and consulting services; protective services; equipment rental and leasing; photo finishing; copying and printing; travel; office supply; and similar services.

**Busway**

A vehicular right-of-way or portion thereof--often an exclusive lane--reserved exclusively for buses.

**California Environmental Quality Act (CEQA)**

A State law requiring State and local agencies to regulate activities with consideration for environmental protection. If a proposed activity has the potential for a significant adverse environmental impact, an Environmental Impact Report (EIR) must be prepared and certified as to its adequacy before taking action on the proposed project. General Plans require the preparation of a "program EIR."

**Caltrans**

California Department of Transportation.

**Capital Improvements Program (CIP)**

A program, administered by a city or county government.

**Carbon Dioxide**

A colorless, odorless, non-poisonous gas that is a normal part of the atmosphere.

**Carbon Monoxide**

A colorless, odorless, highly poisonous gas produced by automobiles and other machines with internal combustion engines that imperfectly burn fossil fuels such as oil and gas.

**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.")

**Census**

The official decennial enumeration of the population conducted by the federal government.

**Channelization**

(1) The straightening and/or deepening of a watercourse for purposes of storm-runoff control or ease of navigation. Channelization often includes lining of stream banks with a retaining material such as concrete. (2) At the intersection of roadways, the directional separation of traffic lanes through the use of curbs or raised islands that limit the paths that vehicles may take through the intersection.

**City**

City with a capital "C" means Poway. City with a lower case "c" may mean any city or may refer to the geographical area of a city (e.g., the city bikeway system.)

**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.

**Cogeneration**

The harnessing of heat energy, that normally would be wasted, to generate electricity--usually through the burning of waste.

**Collector**

Relatively-low-speed (25-35 mph), relatively-low-volume (2,000-3,000 average daily trips) street that provides circulation within and between neighborhoods. Collectors usually serve short trips and are intended for collecting trips from local streets and distributing them to the arterial network.

**Commercial**

A land use classification that permits facilities for the buying and selling of commodities and services.

**Commercial Strip**

Commercial development, usually one store deep, that fronts on a major street for a distance of one city block or more. Includes individual buildings on their own lots, with or without on-site parking, and small linear shopping centers with shallow on-site parking in front of the stores.

**Community Care Facility**

Elderly housing licensed by the State Health and Welfare Agency, Department of Social Services, typically for residents who 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 "Congregate Care.")

**Community Development Block Grant (CDBG)**

A grant program administered by the U.S. Department of Housing and Urban Development (HUD) on a formula basis for entitlement communities, and by the State Department of Housing and Community Development (HCD) for non-entitled jurisdictions. This grant allots money to cities and counties for housing rehabilitation and community development, including public facilities and economic development.

**Community Facilities District**

Under the Mello-Roos Community Facilities Act of 1982 (Government Code Section 53311 et seq), a legislative body may create within its jurisdiction a special district that can issue tax-exempt bonds for the planning, design, acquisition, construction, and/or operation of public facilities, as well as provide public services to district residents. Special tax assessments levied by the district are used to repay the bonds.

**Community Noise Equivalent Level (CNEL)**

A 24-hour energy equivalent level derived from a variety of single-noise events, with weighing factors of 5 and 10 dBA applied to the evening (7 PM to 10 PM) and nighttime (10 PM to 7 AM) periods, respectively, to allow for the greater sensitivity to noise during these hours.

**Community Park**

Land with full public access intended to provide recreation opportunities beyond those supplied by neighborhood parks. Community parks are larger in scale than neighborhood parks but smaller than regional parks.

**Community Service Area**

A geographic subarea of a city or county used for the planning and delivery of parks, recreation, and other human services based on an assessment of the service needs of the population in that subarea.

**Commute-shed**

The area from which people do or might commute from their homes to a specific workplace destination, given specific assumptions about maximum travel time or distance.

**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.

**Condominium**

A structure of two or more units, the interior spaces of which are individually owned; the balance of the property (both land and building) is owned in common by the owners of the individual units. (See "Townhouse")

**Congestion Management Plan (CMP)**

A mechanism employing growth management techniques, including traffic level of service requirements, standards for public transit, trip reduction programs involving transportation systems management and jobs/housing balance strategies, and capital improvement programming, for the purpose of controlling and/or reducing the cumulative regional traffic impacts of development. AB 1791, effective August 1, 1990, requires all cities, and counties that include urbanized areas, to adopt by December 1, 1991, and annually update a Congestion Management Plan.

**Congregate Care**

Apartment housing, usually for seniors, in a group setting that includes independent living and sleeping accommodations in conjunction with shared dining and recreational facilities. (See "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.



**Convenience Goods**

Retail items generally necessary or desirable for everyday living, usually purchased at a convenient nearby location. Because these goods cost relatively little compared to income, they are often purchased without comparison shopping.

**Cordon Count**

A measurement of all travel (usually vehicle trips, but sometimes person trips) in and out of a defined area (around which a "cordon" is drawn).

**County**

County with a capital "C" generally refers to San Diego County. County with a lower case "c" may mean any county or may refer to the geographical area of a county (e.g., the county road system).

**Covenants, Conditions, and Restrictions (CC&Rs)**

A term used to describe restrictive limitations that may be placed on property and its use, and which usually are made a condition of holding title or lease.

**Criterion**

A standard upon which a judgment or decision may be based. (See "Standards.")

**Critical Facility**

Facilities housing or serving many people, which are necessary in the event of an earthquake or flood, such as hospitals, fire, police, and emergency service facilities, utility "lifeline" facilities, such as water, electricity, and gas supply, sewage disposal, and communications and transportation facilities.

**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.

**Cumulative Impact**

As used in CEQA, the total impact resulting from the accumulated impacts of individual projects or programs over time.

**Cycle per Second (cps)**

A unit of frequency. In many European countries the cycle per second is called the Hertz.

**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 though the noise is actually ten times more intense.

**Decibel (dB)**

The decibel is a unit of level which denotes the ratio between two quantities that are proportional to power; the number of decibels corresponding to the ratio sound fields, the sound-pressure ratios are not proportional to the square root of the corresponding power ratios, so that strictly speaking the term decibel should not be used in such cases; however, it is common practice to extend the use of the unit to these cases (see, for example, Sound Pressure Level).

**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.

**Dedication, In lieu of**

Cash payments that may be required of an owner or developer as a substitute for a dedication of land, usually calculated in dollars per lot, and referred to as in lieu fees or in lieu contributions.

**Defensible space**

(1) In fire-fighting and prevention, a 30-foot area of non-combustible surfaces separating urban and wildland areas. (2) In urban areas, open spaces, entry points, and pathways configured to provide maximum opportunities to rightful users and/or residents to defend themselves against intruders and criminal activity.

**Density, Residential**

The number of permanent residential dwelling units per acre of land. Densities specified in the General Plan may be expressed in units per gross acre or per net developable acre. (See "Acres, Gross," and "Developable Acres, Net.")

**Density Bonus**

The allocation of development rights that allow a parcel to accommodate additional square footage or additional residential units beyond the maximum for which the parcel is zoned, usually in exchange for the provision or preservation of an amenity at the same site or at another location. Under California law, a housing development that provides 20 percent of its units for lower income households, or 10 percent of its units for very low-income households, or 50 percent of its units for seniors, is entitled to a density bonus. (See "Development Rights, Transfer of.")

**Density, Control of**

A limitation on the occupancy of land. Density can be controlled through zoning in the following ways: use restrictions, minimum lot-size requirements, floor area ratios, land use-intensity ratios, setback and yard requirements, minimum house-size requirements, ratios comparing number and types of housing units to land area, limits on units per acre, and other means. Allowable density often serves as the major distinction between residential districts.

**Density, Employment**

A measure of the number of employed persons per specific area (for example, employees/acre).

**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 set up outside of the zoning ordinance, whereby projects are reviewed against certain standards and criteria by a specially established design review board or committee.

**Destination Retail**

Retail businesses that generate a special purpose trip and that do not necessarily benefit from a high-volume pedestrian location.

**Detention Dam/Basin/Pond**

Dams may be classified according to the broad function they serve, such as storage, diversion, or detention. Detention dams are constructed to retard flood runoff and minimize the effect of sudden floods. Detention dams fall into two main types. In one type, the water is temporarily stored, and released through an outlet structure at a rate which will not exceed the carrying capacity of the channel downstream. Often, the basins are planted with grass and used for open space or recreation in periods of dry weather. The other type, most often called a **Retention Pond**, allows for water to be held as long as possible and may or may not allow for the controlled release of water. In some cases, the water is allowed to seep into the permeable banks or gravel strata in the foundation. This latter type is sometimes called a **Water-Spreading Dam** or **Dike** because its main purpose is to recharge the underground water supply. Detention dams are also constructed to trap sediment. These are often called **Debris Dams**.

**Developable Acres, Net**

The portion of a site that can be used for density calculations. Public or private road rights-of-way, areas with slope in excess of 45%, "flag" portions of a lot and areas within a floodway are not included in the net developable acreage of a site.

**Developable Land**

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

**Developer**

An individual who or business that prepares raw land for the construction of buildings or causes to be built physical building space for use primarily by others, and in which the preparation of the land or the creation of the building space is in itself a business and is not incidental to another business or activity.

**Development**

The physical extension and/or construction of urban 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 (with the exception of agricultural activities). Routine repair and maintenance activities are exempted.

**Development Fee**

(See "Impact Fee.")

**Development Rights**

The right to develop land by a land owner who maintains fee-simple ownership over the land or by a party other than the owner who has obtained the rights to develop. Such rights usually are expressed in terms of density allowed under

existing zoning. For example, one development right may equal one unit of housing or may equal a specific number of square feet of gross floor area in one or more specified zone districts. (See "Interest, Fee" and "Interest, Less-than-fee," and "Development Rights, Transfer of [TDR].")

**Discretionary Decision**

As used in CEQA, an action taken by a governmental agency that calls for the exercise of judgment in deciding whether to approve and/or how to carry out a project.

**Discretionary Project**

A designation used in CEQA to differentiate between applications which require discretionary approval as opposed to those which do not (see Ministerial). Discretionary approval is required for tentative maps, subdivisions, or any other land use. This term also may apply to variances or permits issued to permit a project to be approved outside the established requirements of a code or law such as the Zoning ordinance, or the adopted sections of the Uniform Building Code.

**Distribution Use**

(See "Warehousing Use.")

**Diversion**

The direction of water in a stream away from its natural course (*i.e.*, as in a diversion that removes water from a stream for human use).

**Diversity**

Differences among otherwise similar elements that give them unique forms and qualities. E.g., housing diversity can be achieved by differences in unit size, tenure or cost.

**Duplex**

A detached building that is designed for occupation as the residence of two families living independently of each other.

**Dwelling Unit**

A room or group of rooms (including sleeping, eating, cooking, and sanitation facilities, but not more than one kitchen), which constitutes an independent housekeeping unit, occupied or intended for occupancy by one household on a long-term basis. It may be a single-family dwelling, an apartment, a condominium, a modular home, a mobile home, or any other residential unit considered real property under State law.

**Easement**

Usually the right to use property owned by another for specific purposes or to gain access to another property. For example, utility companies often have easements on the private property of individuals to be able to install and maintain utility facilities.

**Ecology**

The interrelationship of living things to one another and their environment; the study of such interrelationships.

**Economic Base**

Economic Base theory essentially holds that the structure of the economy is made up of two broad classes of productive effort—basic activities that produce and

distribute goods and services for export to firms and individuals outside a defined localized economic area, and nonbasic activities whose goods and services are consumed at home within the boundaries of the local economic area. Viewed another way, basic activity exports goods and services and brings new dollars into the area; non-basic activity recirculates dollars within the area. This distinction holds that the reason for the growth of a particular region is its capacity to provide the means of payment for raw materials, food, and services that the region cannot produce itself and also support the nonbasic activities that are principally local in productive scope and market area. (See "Industry, Basic" and "Industry, Non-basic.")

**Ecosystem**

An interacting system formed by a biotic community and its physical environment.

**Emergency Shelter**

A facility that provides immediate and short-term housing and supplemental services for the homeless. Supplemental services may include food, counseling, and access to other social programs. (See "Homeless" and "Transitional Housing.")

**Eminent Domain**

The right of a public entity to acquire private property for public use by condemnation, and the payment of just compensation.

**Emission Standard**

The maximum amount of pollutant legally permitted to be discharged from a single source, either mobile or stationary.

**Encourage, v.**

To stimulate or foster a particular condition through direct or indirect action by the private sector or government agencies.

**Endangered Species**

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

**Energy Benefit, Net**

The difference between the energy produced and the energy required for production, including the indirect energy consumed in the manufacture and delivery of components.

**Enhance, v.**

To improve existing conditions by increasing the quantity or quality of beneficial uses or features.

**Environment**

CEQA defines environment as "the physical conditions which exist within the area which will be affected by a proposed project, including land, air, water, mineral, flora, fauna, noise and objects of historic or aesthetic significance."

**Environmental Impact Report (EIR)**

A report required by the California Environmental Quality Act which assesses the environmental effects of any proposed project which may have a significant negative effect on the environment.

**Environmental Impact Statement (EIS)**

Under the National Environmental Policy Act, a statement on the effect of development proposals and other major actions that significantly affect the environment.

**Equivalent Dwelling Unit**

A term to describe the amount of sewer capacity required to serve a typical single-family residence. The same term is used to calculate the amount of sewer capacity necessary for commercial, industrial, agricultural or recreational uses.

**Erosion**

(1) The loosening and transportation of rock and soil debris by wind, rain, or running water. (2) The gradual wearing away of the upper layers of earth.

**Exaction**

A contribution or payment required as an authorized precondition for receiving a development permit; usually refers to mandatory dedication (or fee in lieu of dedication) requirements found in many subdivision regulations.

**Expansive Soils**

Soils that swell when they absorb water and shrink as they dry.

**Export-employment Use**

An activity that produces and/or distributes goods and services for export to firms and individuals outside of the city (or county). (See Economic Base.)

**Expressway**

A divided multi-lane major arterial street for through traffic with partial control of access.

**Fair Market Rent**

The rent, including utility allowances, determined by the United States Department of Housing and Urban Development for purposes of administering the Section 8 Existing Housing Program.

**Family**

(1) Two or more persons related by birth, marriage, or adoption [U.S. Bureau of the Census]. (2) An individual or a group of persons living together who constitute a bona fide single-family housekeeping unit in a dwelling unit, not including a fraternity, sorority, club, or other group of persons occupying a hotel, lodging house or institution of any kind [California].

**Fast-food Restaurant**

Any retail establishment intended primarily to provide short-order food services for on-site dining and/or take-out, including self-serve restaurants (excluding cafeterias where food is consumed on the premises), drive-in restaurants and formula restaurants required by contract or other arrangement to offer standardized menus, ingredients and fast-food preparation.

**Fault**

A fracture in the earth's crust forming a boundary between rock masses that have shifted.

**Feasible**

Capable of being accomplished in a successful manner within a reasonable period of time taking into account economic, environmental, social and technological factors.

**Feasible, Technically**

Capable of being implemented because the industrial, mechanical, or application technology exists.

**Field Act**

Legislation, passed after a 1933 Long Beach earthquake that collapsed a school, that established more stringent structural requirements and standards for construction of schools than for other buildings.

**Finding(s)**

The result(s) of an investigation and the basis upon which decisions are made. Findings are used by government agents and bodies to justify action taken by the entity.

**Fire Hazard Zone**

An area where, due to slope, fuel, weather, or other fire-related conditions, the potential loss of life and property from a fire necessitates special fire protection measures and planning before development occurs.

**Fire-resistive**

Able to withstand specified temperatures for a certain period of time, such as a one-hour fire wall; not fireproof.

**Fiscal Impact Analysis**

A projection of the direct public costs and revenues resulting from population or employment change to the local jurisdiction(s) in which the change is taking place. Enables local governments to evaluate relative fiscal merits of general plans, specific plans, or projects.

**Fiscal Impact Report (FIR)**

A report projecting the public costs and revenues that will result from a proposed program or development. (See "Fiscal Impact Analysis.")

**Flood, 100-Year**

The magnitude of a flood expected to occur on the average every 100 years, based on historical data. The 100-year flood has a 1/100, or one percent, chance of occurring in any given year.

**Flood Insurance Rate Map (FIRM)**

For each community, the official map on which the Federal Insurance Administration has delineated areas of special flood hazard and the risk premium zones applicable to that community.

**Flood Plain**

The relatively level land area on either side of the banks of a stream regularly subject to flooding. That part of the flood plain subject to a one percent chance of flooding in any given year is designated as an "area of special flood hazard" by the Federal Insurance Administration.

**Flood Plain Fringe**

All land between the floodway and the upper elevation of the 100-year flood.

**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 one foot. No development is allowed in floodways.

**Floor Area Ratio (FAR)**

The gross floor area of buildings on a site divided by the total net area of the site, expressed in decimals to one or two places. For example, on a site with 10,000 net sq. ft. of land area, a Floor Area Ratio of 1.0 equals 10,000 gross sq. ft. of building floor area. On the same site, an FAR of 1.5 represents 15,000 sq. ft. of floor area; and an FAR of 0.5 equals 5,000 sq. ft.

**Footprint; Building Footprint**

The outline of a building at all of those points where it meets the ground.

**Freeway**

A high-speed, high-capacity, limited-access transportation facility serving regional and county-wide travel. Such roads are free of tolls, as contrasted with "turnpikes" or other "toll roads" that are now being introduced into Southern California. Freeways generally are used for long trips between major land use generators. At Level of Service "E," they carry approximately 1,875 vehicles per lane per hour, in both directions. Major streets cross at a different grade level.

**Friction Factor**

Constraint applied in a traffic model to introduce an approximation of conditions that exist on streets in a city or county. These conditions reduce the speed of traffic and the desirability of specific links in the network upon which the traffic model distributes trips. Examples are frequency of low-speed curves, frequency of driveways, narrowness of lanes and lack of turning lanes at intersections.

**Gateway**

A point along a roadway entering a city or county at which a motorist gains a sense of having left or entered the city or county.

**General Plan**

A compendium of city or county 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. In California, the General Plan has 7 mandatory elements (Circulation, Conservation, Housing, Land Use, Noise, Open Space, Safety and Seismic Safety) and may include any number of optional elements (such as Air Quality, Economic Development, Hazardous Waste and Parks and Recreation).

**Geologic Review**

The analysis of geologic hazards, including all potential seismic hazards, surface ruptures, liquefaction, landsliding, mudsliding and the potential for erosion and sedimentation.

**Geological**

Pertaining to rock or solid matter.



**Geotechnical Interpretative Mapping Symbols**

An exhibit which depicts soil engineering and engineering geologic information with symbols to represent the principal considerations that can impact the feasibility and economics of land use.

**Goal**

A general, overall, and ultimate purpose, aim, or end toward which the City or County will direct effort.

**Grade**

The rate of rise or descent of a sloping surface, usually expressed in degrees or in percentage calculated by the number of feet of rise or drop per 100 feet horizontal distance.

**Graduated Street System**

A means of determining the appropriate criteria for constructing and improving various roadways (such as width, amount of aggregate base, and type of road surface) based on the amount of traffic, the proper speed limits, nearby land uses and topography.

**Granny Flat**

("Accessory Apartment")

**Grasslands**

Land reserved for pasturing or mowing, in which grasses are the predominant vegetation.

**Greenhouse Effect**

A term used to describe the warming of the Earth's atmosphere due to accumulated carbon dioxide and other gases in the upper atmosphere. These gases absorb energy radiated from the Earth's surface, "trapping" it in the same manner as glass in a greenhouse traps heat.

**Ground Failure**

Ground movement or rupture caused by strong shaking during an earthquake. Includes landslides, lateral spreading, liquefaction and subsidence.

**Ground Shaking**

Ground movement resulting from the transmission of seismic waves during an earthquake.

**Group Quarters**

A residential living arrangement, other than the usual house, apartment, or mobile home, in which two or more unrelated persons share living quarters and cooking facilities. **Institutional** group quarters include nursing homes, orphanages, and prisons. **Non-institutional** group quarters include dormitories, shelters, and large boarding houses.

**Groundwater**

Water under the earth's surface, often confined to aquifers capable of supplying wells and springs.

**Groundwater Recharge**

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

**Guidelines**

General statements of policy direction around which specific details may be later established.

**Guideway**

A roadway system that guides the vehicles using it as well as supporting them. The "monorail" is one such system. The most familiar and still most used guideway is the railroad. Most guideway transit systems make use of wayside electrical power for propulsion.

**Habitat**

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

**Handicapped**

A person determined to have a physical impairment or mental disorder expected to be of long or indefinite duration.

**Hazardous Material**

Any substance that, because of its quantity, concentration, or physical or chemical characteristics, poses a significant present or potential hazard to human health and safety or to the environment if released into the workplace or the environment. The term includes, but is not limited to, hazardous substances and hazardous wastes.

**Hertz (Hz)**

(See Cycle per Second.)

**High Occupancy Vehicle (HOV)**

Any vehicle other than a driver-only automobile (e.g., a vanpool, a bus, or two or more persons to a car).

**Highway**

High-speed, high-capacity, limited-access transportation facility serving regional and county-wide travel. Highways or may not may cross at a different grade level.

**Hillsides**

Land that has an average percent of slope equal to or exceeding fifteen percent.

**Historic; Historical**

An historic building or site is one that is noteworthy for its significance in local, state, or national history or culture, its architecture or design, or its works of art, memorabilia, or artifacts.

**Historic Preservation**

The preservation of historically significant structures and neighborhoods and in order to facilitate, restoration, rehabilitation and maintenance of the building(s) to a former condition.

**Historic Structure**

A building, landmark, sign or other architectural feature representing an important example of past construction techniques as specified by Ordinance 296 of the Poway Municipal Code.

**Home Occupation**

A commercial activity conducted by the occupants of a dwelling unit in a manner incidental to residential occupancy.

**Hospital Campus**

A minimum 40-acre development which includes several medical services in an integrated complex, centered around a minimum 100-bed inpatient acute-care hospital as the most significant principal use; other uses may include doctors' offices, laboratories, outpatient surgery centers, imaging centers, medical training and research facilities, mental health clinics, continuing care facilities, outpatient clinics, rehabilitation clinics, pharmacies, and other outpatient service facilities. For purposes of this section an "acute-care hospital" shall be given the same meaning as that used by the state agency responsible for licensing such hospitals. (Amended per GPA 93-01A)

**Homeless**

Persons and families who lack a fixed, regular, and adequate nighttime residence. Includes those staying in temporary or emergency shelters or who are accommodated with friends or others with the understanding that shelter is being provided as a last resort. California Housing Element law, Section 65583(c)(1) requires all cities and counties to address the housing needs of the homeless. (See "Emergency Shelter" and "Transitional Housing.")

**Hotel**

A facility in which guest rooms or suites are offered to the general public for lodging with or without meals and for compensation, and where no provision is made for cooking in any individual guest room or suite. (See "Motel.")

**Household**

All those persons--related or unrelated--who occupy a single housing unit. (See "Family.")

**Householder**

The head of a household.

**Households, Number of**

The count of all year-round housing units occupied by one or more persons. The concept of *household* is important because the formation of new households generates the demand for housing. Each new household formed creates the need for one additional housing unit or requires that one existing housing unit be shared by two households. Thus, household formation can continue to take place even without an increase in population, thereby increasing the demand for housing.

**Housing and Community Development Department of the State of California (HCD)**

The State agency that has principal responsibility for assessing, planning for, and assisting communities to meet the needs of low- and moderate-income households.

**Housing Authority, Local (LHA)**

Local housing agency established in State law, subject to local activation and operation. Originally intended to manage certain federal subsidies, but vested with broad powers to develop and manage other forms of affordable housing.

**Housing Element**

Article 10.6 of the California Government Code requires each city and county to prepare and maintain a current Housing Element as part of the community's General Plan in order to attain a statewide goal of providing "decent housing and

a suitable living environment for every California family." Under State law, Housing Elements must be updated every five years.

**Housing and Urban Development, U.S. Department of (HUD)**

A cabinet-level department of the federal government that administers housing and community development programs.

**Housing Overpayment**

Rent and/or mortgage costs which comprise 25 percent or more of total income.

**Housing Unit**

(See "Dwelling Unit.")

**Hydrocarbons**

A family of compounds containing carbon and hydrogen in various combinations. They are emitted into the atmosphere from manufacturing, storage and handling, or combustion of petroleum products and through natural processes. Certain hydrocarbons interact with nitrogen oxides in the presence of intense sunlight to form photochemical air pollution.

**Identity**

A consistent quality that makes a city, place, area or building unique and gives it a distinguishing character.

**Image**

The mental picture or impression of a city or place taken from memory and held in common by members of the community.

**Impact**

The effect of any direct man-made actions or indirect repercussions of man-made actions on existing physical, social or economic conditions.

**Impact Fee**

A fee, also called a development fee, levied on the developer of a project by a city, county, or other public agency as compensation for otherwise-unmitigated impacts the project will produce. California Government Code Section 66000 *et seq* specifies that development fees shall not exceed the estimated reasonable cost of providing the service for which the fee is charged. To lawfully impose a development fee, the public agency must verify its method of calculation and document proper restrictions on use of the fund.

**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.

**Inclusionary Zoning**

A means of providing new housing at affordable prices by requiring that all new projects provide a percentage of their units for low and moderate income households.

**Incubator Space**

Retail or industrial space that is affordable to new, low-margin businesses.

**Industrial**

The manufacture, production and processing of consumer goods. Industrial is often divided into "heavy industrial" uses, such as construction yards, quarrying, and factories; and "light industrial" uses, such as research and development and less intensive warehousing and manufacturing.

**Industrial Park; Office Park**

A planned assemblage of buildings designed for "Workplace Use." (See "Workplace Use.")

**Industry, Basic**

The segment of economic activity that brings dollars to a region from other areas. Traditional examples are manufacturing, mining and agriculture. The products of these activities are exported (sold) to other regions. The money thus brought into the local economy is used to purchase locally-provided goods and services as well as items that are not available locally and that must be imported from other regions. Other, less traditional examples of basic industry are tourism, higher education, and retirement activities that also bring new money into a region.

**Industry, Non-basic**

The segment of economic activity that is supported by the circulation of dollars within a region. Examples are the wholesale, retail and service functions that supply goods and services to local sources of demand such as businesses, public agencies, and households.

**Infill Development**

Development of vacant land (usually individual lots or left-over properties) in areas that are already largely developed.

**Infrastructure**

Public services and facilities, such as sewage-disposal systems, water-supply systems, other utility systems and roads.

**In Lieu Fee**

(See "Dedication, In lieu of.")

**Institutional Use**

(1) Publicly or privately owned and operated activities that are institutional in nature, such as hospitals, museums, and schools; (2) churches and other religious organizations; and (3) other nonprofit activities of a welfare, educational, or philanthropic nature that can not be considered a residential, commercial, or industrial activity.

**Inter-agency**

Indicates cooperation between or among two or more discrete agencies in regard to a specific program.

**Interest, Fee**

Entitles a land owner to exercise complete control over use of land, subject only to government land use regulations.

**Interest, Less-than-fee**

The purchase of interest in land rather than outright ownership; includes the purchase of development rights via conservation, open space, or scenic easements. (See "Lease," and "Leasehold Interest.")

**Intermittent Stream**

A stream that normally flows for at least thirty (30) days after the last major rain of the season and is dry a large part of the year.

**Jobs/Housing Balance; Jobs/Housing Ratio**

The availability of housing for employees. The jobs/housing ratio divides the number of jobs in an area by the number of employed residents. A ratio of 1.0 indicates a balance. A ratio greater than 1.0 indicates a net in-commute; less than 1.0 indicates a net out-commute.

**Joint Powers Authority (JPA)**

A legal arrangement that enables two or more units of government to share authority in order to plan and carry out a specific program or set of programs that serves both units.

**Landmark**

Refers to a building, site, object, structure or significant tree, having historical, architectural, social, or cultural significance and marked for preservation by the local, state or federal government.

**Landscaping**

Planting (including trees, shrubs, ground covers along with hardscape such as accent paving, boulders and dry streambeds) suitably designed, selected, installed, and maintained as to enhance a site or roadway permanently.

**Landslide**

Downslide movement of soil and/or rock, which typically occurs during an earthquake or following heavy rainfall.

**Land Use**

The occupation or utilization of land or water area for any human activity or any purpose defined in the General Plan.

**Land Use Classification**

A system for classifying and designating the use of properties.

**Land Use Element**

A required element of the General Plan that uses text and maps to designate the future use or reuse of land within a given jurisdiction's planning area. The land use element serves as a guide to the structuring of zoning and subdivision controls, urban renewal and capital improvements program, and to official decisions regarding the distribution and intensity of development and the location of public facilities and open space. (See "Mandatory Element.")

**Large Family/Household**

A household having five or more members.

**L<sub>dn</sub>**

Day-Night Average Sound Level. The A-weighted average sound level for a given area (measured in decibels) during a 24-hour period with a 10 dB weighting applied to night-time sound levels. The L<sub>dn</sub> is approximately numerically equal to the CNEL for most environmental settings

**Lease**

A contractual agreement by which an owner of real property (the lessor) gives the right of possession to another (a lessee) for a specified period of time (term) and for a specified consideration (rent).

**Leasehold Interest**

(1) The interest that the lessee has in the value of the lease itself in condemnation award determination. (2) The difference between the total remaining rent under the lease and the rent the lessee would currently pay for similar space for the same time period.

**$L_{eq}$**

The energy equivalent level, defined as the average sound level on the basis of sound energy (or sound pressure squared). The  $L_{eq}$  is a "dosage" type measure and is the basis for the descriptors used in current standards, such as the 24-hour CNEL used by the State of California.

**Level of Service (LOS)**

(1) A scale that measures the amount of traffic a roadway may be capable of handling on a roadway or at the intersection of roadways. Levels range from A to F, with A representing the highest level of service, as follows:

**Level of Service A**

Indicates 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**

Denotes 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**

Describes 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 (duty) Rail Transit (LRT)**

"Street cars" or "trolley cars" that typically operate entirely or substantially in mixed traffic and in non-exclusive, at-grade rights-of-way. Passengers typically board

vehicles from the street level (as opposed to a platform that is level with the train) and the driver may collect fares. Vehicles are self-propelled.

**Liquefaction**

The transformation of loose, wet soil from a solid to a liquid state, often as a result of ground shaking during an earthquake.

**Local Agency Formation Commission (LAFCo)**

A five- or seven-member commission within each county that reviews and evaluates all proposals for formation of special districts, incorporation of cities, annexation to special districts or cities, consolidation of districts, and merger of districts with cities. Each county's LAFCo is empowered to approve, disapprove, or conditionally approve such proposals. The five LAFCo members generally include two county supervisors, two city council members, and one member representing the general public. Some LAFCOs include two representatives of special districts.

**Low-income Household**

A household with an annual income no greater than 80 percent of the area median family income adjusted by household size.

**L<sub>10</sub>**

A statistical descriptor indicating peak noise levels—the sound level exceeded ten percent of the time. It is a commonly used descriptor of community noise, and has been used in Federal Highway Administration standards and the standards of some cities and counties.

**Maintain, v.**

To keep in an existing state. (See "Preserve, v.")

**Mandatory Element**

A component of the General Plan mandated by State Law. California State law requires that a General Plan include elements dealing with seven subjects--circulation, conservation, housing, land use, noise, open space and safety--and specifies to various degrees the information to be incorporated in each element. (See "Land Use Element.")

**Manufactured Housing**

Residential structures that are constructed primarily in a 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 the U.S. Department of Housing and Urban Development (HUD). (See "Mobile Home" and "Modular Unit.")

**Marsh**

Any area designated as marsh or swamp on the largest scale United States Geologic Survey topographic map most recently published. A marsh usually is an area periodically or permanently covered with shallow water, either fresh or saline.

**Maximum Sound Pressure**

The maximum sound pressure for any given cycle of a periodic wave is the maximum absolute value of the instantaneous sound pressure occurring during that cycle. In the case of a sinusoidal sound wave this maximum sound pressure is also called the pressure amplitude.



**Mean**

The average of a number of figures computed by adding up all the figures and dividing by the number of figures.

**Median**

The middle number in a series of items in which 50 percent of all figures are above and 50 percent are below.

**Median/Median Strip**

The dividing area, either paved or landscaped, between opposing lanes of traffic on a roadway.

**Mercalli Intensity Scale**

A subjective measure of the observed effects (human reactions, structural damage, geologic effects) of an earthquake. Expressed in Roman numerals from I to XII.

**Microclimate**

The climate of a small, distinct area, such as a city street or a building's courtyard; can be favorably altered through functional landscaping, architecture, or other design features.

**Mineral Resource**

Land on which known deposits of commercially viable mineral or aggregate deposits exist. This designation is applied to sites determined by the State Division of Mines and Geology to be a resource of regional significance, and is intended to help maintain the quarrying operations and protect them from encroachment of incompatible land uses.

**Minimize, v.**

To reduce or lessen to the extent feasible, but not necessarily to eliminate.

**Mining**

The act or process of extracting resources, such as coal, oil, or minerals, from the earth.

**Minipark**

Small neighborhood park of approximately one acre or less.

**Ministerial (Administrative) Decision**

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

**Ministerial Projects**

A project which may be approved after demonstrating conformance with established requirements, codes, standards, etc. (See "Ministerial Decision.")

**Mitigate, v.**

To ameliorate, alleviate, or avoid to the extent reasonably feasible. **Mitigation Measures** (Per CEQA) may include avoiding the impact, minimizing impacts, rectifying the impact, reducing or eliminating the impact or compensating for the impact.

**Mixed-use**

Various uses, such as office, commercial, institutional, and residential, combined in a single building or on a single site in an integrated development project with

significant functional interrelationships and a coherent physical design. A "single site" may include contiguous properties.

**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 that (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. (See "Manufactured Housing" and "Modular Unit.")

**Moderate-income Household**

A household with an annual income between 80 percent and 120 percent of the area median family income adjusted by household size.

**Modular Unit**

A factory-fabricated, transportable building or major component designed for use by itself or for incorporation with similar units on-site into a structure for residential, commercial, educational, or industrial use. Differs from mobile homes and manufactured housing by (in addition to lacking an integral chassis or permanent hitch to allow future movement) being subject to California housing law design standards. California standards are more restrictive than federal standards in some respects (e.g., plumbing and energy conservation). Also called **Factory-built Housing** and regulated by State law of that title. (See "Mobile Home" and "Manufactured Housing.")

**Motel**

A facility in which guest rooms or suites are offered to the general public for lodging with or without meals and for compensation, and where guest parking is provided in proximity to guest rooms. (See "Hotel.")

**Multiple Family Building**

A building containing three or more separate dwelling units.

**Multiplier Effect**

The recirculation of money through the economy multiplies its impact on jobs and income. For example, money paid as salaries to industrial and office workers is spent on housing, food, clothes and other locally-available goods and services. This spending creates jobs in housing construction, retail stores (e.g., grocery and drug stores) and professional offices. The wage paid to workers in those industries is again re-spent, creating still more jobs. Overall, one job in basic industry is estimated to create approximately one more job in non-basic industry.

**National Ambient Air Quality Standards**

The prescribed level of pollutants in the outside air that cannot be exceeded legally during a specified time in a specified geographical area.

**National Environmental Policy Act (NEPA)**

An act passed in 1974 establishing federal legislation for national environmental policy, a council on environmental quality, and the requirements for environmental impact statements.

**National Flood Insurance Program**

A federal program that authorizes the sale of federally subsidized flood insurance in communities where such flood insurance is not available privately.

**National Historic Preservation Act**

A 1966 federal law that established a National Register of Historic Places and the Advisory Council on Historic Preservation, and that authorized grants-in-aid for preserving historic properties.

**National Register of Historic Places**

The official list, established by the National Historic Preservation Act, of sites, districts, buildings, structures, and objects significant in the nation's history or whose artistic or architectural value is unique.

**Neighborhood Park**

City- or County-owned land intended to serve the recreation needs of people living or working within one-half mile radius of the park.

**Nitrogen Oxide(s)**

A reddish brown gas that is a byproduct of combustion and ozone formation processes. Often referred to as NOX, this gas gives smog its "dirty air" appearance.

**Noise**

Any sound that is undesirable because it interferes with speech and hearing, or is intense enough to damage hearing, or is otherwise annoying. Noise, simply, is "unwanted sound."

**Noise Attenuation**

Reduction of the level of a noise source using a substance, material, or surface, such as earth berms and/or solid concrete walls.

**Noise Contour**

A line connecting points of equal noise level as measured on the same scale. Noise levels greater than the 60 Ldn contour (measured in dBA) require noise attenuation in residential development.

**Noise Level**

The acoustical noise level is the sound level.

**Non-attainment**

The condition of not achieving a desired or required level of performance. Frequently used in reference to air quality.

**Non-conforming Use**

A use that was allowed under ordinances in effect when it was brought into existence, but which by subsequent regulation, has become no longer conforming. "Non-conforming use" is a generic term and includes (1) non-conforming structures (by virtue of size, type of construction, location on land, or proximity to other structures), (2) non-conforming use of a conforming building, (3) non-conforming use of a non-conforming building, and (4) non-conforming use of land. Thus, 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.

**Octave Band Pressure Level**

The octave-band pressure level of a sound is the band pressure level for a frequency band corresponding to a specified octave. (The location of the octave-band pressure level on a frequency scale is usually specified as the geometric mean of the upper and lower frequencies of the octave.)

**Office Park**

(See "Industrial Park.")

**Open Space Land**

Any parcel or area of land or water that is essentially unimproved and devoted to an open space use for the purposes of (1) the preservation of natural resources, (2) the managed production of resources, (3) outdoor recreation, or (4) public health and safety.

**Orchard**

A group of fruit or nut trees, either small and diverse and grown for home use, or large and uniform (*i.e.*, of one variety) and cultivated for revenue. Such a collection must be planted, managed and renewed by the householder or farmer and should not be confused with a naturally occurring grove. Citrus and nut plantations are customarily called groves.

**Ordinance**

A law or regulation set forth and adopted by a governmental authority, usually a city or county.

**Outdoor Advertising Structure**

Any device used or intended to direct attention to a business, profession, commodity, service, or entertainment.

**Outdoor Recreation Use**

A privately or publicly owned or operated use providing facilities for outdoor recreation activities.

**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.

**Ozone**

A tri-atomic form of oxygen (O<sub>3</sub>) created naturally in the upper atmosphere by a photochemical reaction with solar ultraviolet radiation. In the lower atmosphere, ozone is a recognized air pollutant that is not emitted directly into the environment, but is formed by complex chemical reactions between oxides of nitrogen and reactive organic compounds in the presence of sunlight, and becomes a major agent in the formation of smog.

**Para-transit**

Refers to transportation services and that operate vehicles, such as buses, jitneys, taxis, and vans for senior citizens, and/or mobility-impaired.

**Parking, Shared**

A public or private parking area used jointly by two or more uses.

**Parking Area, Public**

An open area, excluding a street or other public way, used for the parking of automobiles and available to the public, whether for free or for compensation.

**Parking Management**

An evolving TDM technique designed to obtain maximum utilization from a limited number of parking spaces. Can involve pricing and preferential treatment for HOVs, non-peak period users, and short-term users. (See "High Occupancy Vehicle" and "Transportation Demand Management.")

**Parking Ratio**

The number of parking spaces provided per 1,000 square of floor area, e.g., 2:1 or "two per thousand."

**Parks**

Open space lands whose primary purpose is recreation. (See "Open Space Land," "Community Park," and "Neighborhood Park.")

**Parkway**

(1) An expressway or freeway designed for non-commercial traffic only; usually located within a strip of landscaped park or natural vegetation. (2) A piece of land located between the rear of a curb and the front of a sidewalk, usually used for planting low ground cover and/or street trees, also known as "parkway strip" or "planter strip."

**Passive Solar System**

A system that distributes collected heat via direct transfer from a thermal mass rather than mechanical power. Passive systems rely on building design and materials to collect and store heat and to create natural ventilation for cooling. (See "Active Solar System.")

**Pathway**

Pedestrian ways effectively separated from automobile traffic.

**Patio Homes**

A detached single family unit, typically situated on a reduced-sized lot, that orients outdoor activity within rear or side yard patio areas for better utilization of the site for outdoor living space.

**Payback Period**

The number of years required to accumulate savings or profit equal to the value of a proposed investment.

**Peak Hour/Peak Period**

For any given roadway, a daily period during which traffic volume is highest, usually occurring in the morning and evening commute periods.

**Performance Standards**

Zoning regulations that permit uses based on a particular set of standards of operation rather than on particular type of use. Performance standards provide specific criteria limiting noise, air pollution, emissions, odors, vibration, dust, dirt, glare, heat, fire hazards, wastes, traffic impacts and visual impact of a use.

**Personal Services**

Services of a personal convenience nature, as opposed to products that are sold to individual consumers, as contrasted with companies. Personal services include barber and beauty shops, shoe and luggage repair, photographers, laundry and cleaning services and pick-up stations, copying, repair and fitting of clothes and similar services.

**Physical Diversity**

A quality of a site, city or region in which are found a variety of architectural styles, natural landscapes and/or land uses.

**Picnic Area, Group**

An area equipped with picnic tables and barbecue stands, and which may be provided with a roofed shelter.

**Planned Community**

A large-scale development whose essential features are a definable boundary; a consistent, but not necessarily uniform, character and overall control during the development process by a single development entity.

**Planning and Research, Office of (OPR)**

A governmental division of the State of California that has among its responsibilities the preparation of a set of guidelines for use by local jurisdictions in drafting General Plans.

**Planning Area**

The Planning Area is the land area addressed by the General Plan. Limits, including land within the City, land within the approved sphere of influence, and any land outside the boundaries which in the planning agency's judgement, bears relations to its planning.

**Policy**

A general direction that a governmental agency sets to follow, in order to meet its goals before undertaking an action program.

**Pollutant**

Any introduced gas, liquid or solid that makes a resource unfit for its normal or usual purpose

**Pollution**

The presence of matter or energy whose nature, location, or quantity produces undesired environmental effects.

**Pollution, Non-Point**

Sources for pollution that are less definable and usually cover broad areas of land, such as agricultural land with fertilizers that are carried from the land by runoff, or automobiles.

**Pollution, Point**

A discrete source from which pollution is generated such as a sewer outfall, a smokestack or an industrial waste pipe.

**Poverty Level**

As used by the U.S. Census, families and unrelated individuals are classified as being above or below the poverty level based on a poverty index that provides a range of income cutoffs or "poverty thresholds" varying by size of family, number of children, and age of householder. The income cutoffs are updated each year to reflect the change in the Consumer Price Index.

**Preserve**

(n.) An area in which beneficial uses are protected; for example, a nature preserve or an agricultural preserve.

(v.) To keep safe from destruction or decay; to maintain or keep intact. (See "Maintain.")

**Professional Offices**

A use providing professional or consulting services in the fields of law, medicine, architecture, design, engineering, accounting and similar professions, but not including financial institutions or real estate or insurance offices.

**Program**

An action, activity or strategy carried out in response to adopted policy to achieve a specific goal or objective. Policies and programs establish the "who," "how" and "when" for carrying out the "what" and "where" of goals.

**Pro Rata**

Refers to the proportionate distribution of the cost of something to something else or to some group, such as the cost of infrastructure improvements associated with new development apportioned to the users of the infrastructure on the basis of projected use.

**Protect, v.**

To maintain and preserve beneficial uses in their present condition as nearly as possible. (See "Enhance.")

**Public and Quasi-public Facilities**

Institutional, academic, governmental and community service uses, either publicly owned or operated by non-profit organizations.

**Reclaimed Water**

Wastewater that has been treated using a variety of biological and physical/chemical processes which is reusable for irrigation under the regulations of Title 22, Division 4, California Code of Administration.

**Recreation, Active**

A type of recreation or activity that requires the use of organized play areas including, but not limited to, softball, baseball, football and soccer fields, tennis and basketball courts and various forms of children's play equipment.

**Recreation, Passive**

Type of recreation or activity that does not require the use of organized play areas.

**Recycle**

The process of extraction and reuse of materials from waste products.

**Redevelopment Agency**

A local agency created under California Redevelopment Law, for the purpose of planning, developing, re-planning, redesigning, clearing, reconstructing, and/or rehabilitating all or part of a specified area with residential, commercial, industrial and/or public (including recreational) structures and facilities. The redevelopment agency's plans must be compatible with adopted community general plans. Regional Pertaining to activities or economies at a scale greater than that of a single jurisdiction and affecting a broad geographic area.

**Regional**

Pertaining to activities or economies at a scale greater than that of a single jurisdiction and affecting a broad geographic area.

**Regional Housing Needs Assessment**

Quantification, by SANDAG of existing and projected housing need, by household income group, for all localities within a region.

**Regional Park**

A park typically 150-500 acres in size focusing on activities and natural features not included in most other types of parks and often based on a specific scenic or recreational opportunity.

**Regulation**

A rule or order prescribed for managing government.

**Rehabilitation**

The repair, preservation and/or improvement of substandard housing.

**Research and Development Use**

A use engaged in study, testing, design, analysis and experimental development of products, processes or services.

**Residential, Multiple Family**

Two or more dwelling units on a single site, which may be in the same or separate buildings.

**Residential, Single-family**

A single dwelling unit on a building site. Single-family residential including sites with an accessory apartment.

**Resources, Non-renewable**

Refers to natural resources, such as fossil fuels and natural gas, which, once used, cannot be replaced and used again.

**Restore, v.**

To renew, rebuild or reconstruct to a former state.

**Restrict, v.**

To check, bound or decrease the range, scope or incidence of a particular condition.

**Retention Basin/Retention Pond**

(See "Detention Basin/Detention Pond.")

**Retrofit, v.**

To add materials and/or devices to an existing building or system to improve its operation, safety or efficiency.

**Reverberation (rt.)**

Reverberation is the sound that persists at a given point after direct reception from the source has stopped.

**Reverberation Time (t60)**

The reverberation time for a given frequency is the time required for the average sound pressure level, originally in a steady state, to decrease 60 decibel after the source is stopped. Usually the pressure level for the upper part of this range is measured and the result extrapolated to cover 60 decibel.

**Reverse Annuity Mortgages**

A home financing mechanism that enables a homeowner who a senior citizen to release equity from his or her home. The senior receives periodic payments that



can be put to immediate use. Loans are fixed term and are paid when the house is sold or when the term expires.

**Rezoning**

An amendment to the map and/or text of a zoning ordinance to effect a change in the nature, density or intensity of uses allowed in a zoning district and/or on a designated parcel or land area.

**Richter Scale**

A measure of the size or energy release of an earthquake at its source. The scale is logarithmic; the wave amplitude of each number on the scale is 10 times greater than that of the previous whole number.

**Rideshare**

A travel mode other than driving alone, such as buses, rail transit, carpools, and vanpools.

**Ridgeline**

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

**Ridges**

**Prominent ridges** are ranges of hills or mountains which define the horizon. **Intermediate ridges** are those with visible land behind them which create a backdrop to the ridge as viewed from the valley floor.

**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.

**Riparian Lands**

Riparian lands are comprised of the vegetative and wildlife areas adjacent to perennial and intermittent streams. Riparian areas are delineated by the existence of plant species normally found near freshwater.

**Risk**

The danger or degree of hazard or potential loss.

**Runoff**

That portion of rain, snow, or irrigation that does not percolate into the ground and is discharged into streams instead.

**Rural Walkway**

A pathway in the least densely populated portions of the city which serves to connect neighborhoods and open space areas. This type of pathway would have a natural surface of well-compacted decomposed granite or comparable material to be multi-purpose for pedestrians, equestrians and bicyclists.

**Sabin (Square-foot Unit of Absorption)**

The sabin is a measure of the sound absorption of a surface; it is the equivalent of 1 square foot of perfectly absorptive surface.

**SANDAG**

San Diego Association of Governments. The San Diego County Council of Governments ("COG") which serves as the regional planning agency. The governing board is composed of elected officials from each city and the county.

**Sanitary Sewer**

A system of subterranean conduits that carries refuse liquids or waste matter to a plant where the sewage is treated, as contrasted with storm drainage systems (that carry surface water) and septic tanks or leech fields (that hold refuse liquids and waste matter on-site). (See "Combined Sewer" and "Septic System.")

**Scenic Highway/Scenic Route**

A highway, road, drive or street that, in addition to its transportation function, provides opportunities for the enjoyment of natural and man-made scenic resources and access or direct views to areas or scenes of exceptional beauty or historic or cultural interest. The aesthetic values of scenic routes often are protected and enhanced by regulations governing the development of property or the placement of outdoor advertising. Until the mid-1980s, general plans in California were required to include a Scenic Highways element.

**School District Lands**

Properties owned by public school districts and used for educational, recreational, and administrative purposes.

**Second Unit**

(See "Accessory Apartment")

**Section 8 Rental Assistance Program**

A federal (HUD) rent-subsidy program that is one of the main sources of federal housing assistance 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) and the household's contribution toward the rent, which is calculated at 30 percent of the household's adjusted gross monthly income (GMI). "Section 8" also includes programs for new construction, existing housing and substantial or moderate housing rehabilitation.

**Seiche**

An earthquake-generated wave in an enclosed body of water such as a lake, reservoir or bay.

**Seismic**

Caused by or subject to earthquakes or earth vibrations.

**Senior Housing**

Typically one- and two-bedroom apartments or condominiums designed to meet the needs of persons 62 years of age and older or, if more than 150 units, persons 55 years of age and older and restricted to occupancy by them. (See "Congregate Care.")

**Septic System**

A sewage-treatment system that includes a settling tank through which liquid sewage flows and in which solid sewage settles and is decomposed by bacteria in the absence of oxygen. Septic systems are often used for individual-home waste disposal where an urban sewer system is not available. (See "Sanitary Sewer.")

**Setback**

The horizontal distance between the property line and any structure.

**Settlement**

- (1) The drop in elevation of a ground surface caused by settling or compacting.
- (2) The gradual downward movement of an engineered structure due to compaction. *Differential* settlement is uneven settlement, where one part of a structure settles more or at a different rate than another part.

**Shared Living**

The occupancy of a dwelling unit by persons of more than one family in order to reduce housing expenses and provide social contact, mutual support, and assistance. Shared living facilities serving six or fewer persons are permitted in all residential districts by Section 1566.3 of the California Health and Safety Code.

**Shoppers Goods**

Another name for comparison goods.

**Shopping Center**

A group of commercial establishments, planned, developed, owned, or managed as a unit, with common off-street parking provided on the site.

**Sight Distance**

A term used for traffic engineering to describe the shortest path for a driver from a stopped or moving vehicle to view oncoming traffic from any direction or to see a reasonable way around part of a curve, hill or other **feature of a roadway**.

**Sign**

Any representation (written or pictorial) used to convey information, or to identify, announce, or otherwise direct attention to a business, profession, commodity, service, or entertainment, and placed on, suspended from, or in any way attached to, any structure, vehicle, or feature of the natural or manmade landscape.

**Signal Preemption**

A system used by emergency vehicles, public transit vehicles and/or trains to change signal phasing from red to green assigning immediate right-of-way for a specific purpose

**Significant Effect**

A substantial, or potentially substantial, adverse change in the environment.

**Siltation**

- (1) The accumulating deposition of eroded material.
- (2) The gradual filling in of streams and other bodies of water with sand, silt, and clay.

**Single-family Dwelling, Attached**

A separately owned dwelling unit occupied or intended for occupancy by only one household that is structurally connected with at least one other such dwelling unit. (See "Townhouse.")

**Single-family Dwelling, Detached**

A dwelling unit occupied or intended for occupancy by only one household that is structurally independent from any other such dwelling unit or structure (other than an accessory apartment) intended for residential or other use.

**Single Room Occupancy (SRO)**

A single room intended for short- or long-term occupancy, typically 80-250 square feet, with a sink and closet, but that may require the occupant to share a communal bathroom, shower and kitchen

**Site**

A parcel of land used or intended for one use or a group of uses.

**Slope**

Land gradient described as the vertical rise divided by the horizontal run, and expressed in percent.

**Soil**

The unconsolidated material on the immediate surface of the earth created by natural forces that serves as natural medium for growing land plants.

**Solar Access**

The provision of direct sunlight to an area specified for solar energy collection when the sun's azimuth is within 45 degrees of true south.

**Solar System, Active**

A system using a mechanical device, such as a pump or a fan, and energy in addition to solar energy to transport a conductive medium (air or water) between a solar collector and the interior of a building for the purpose of heating or cooling.

**Solar System, Passive**

A system that uses direct heat transfer from thermal mass instead of mechanical power to distribute collected heat. Passive systems rely on building design and materials to collect and store heat and to create natural ventilation for cooling.

**Solid Waste**

Any unwanted or discarded material that is not a liquid or gas. Includes organic wastes, paper products, metals, glass, plastics, cloth, brick, rock, soil, leather, rubber, yard wastes and wood, but does not include sewage and hazardous materials. Organic wastes and paper products comprise about 75 percent of typical urban solid waste.

**Sound**

(a) Sound is an alteration in pressure, stress, particle displacement, or shear, etc., in an elastic medium, or (b) sound is an auditory sensation evoked by the alterations described above. In case of possible confusion, the term "sound wave" or "elastic wave" may be used for concept (a) and the term "sound sensation" for concept (b). Not all sound waves evoke an auditory sensation. The medium in which the sound exists is often indicated by an appropriate adjective, e.g., air-borne, structure-borne

**Sound Level**

Sound level, in decibels, is the *weighted* sound pressure level obtained by use of a sound-level meter whose weighting characteristics are specified in the latest revision of the American Standards Association standard on sound-level meters. The reference pressure is 0.0002 microbar, unless otherwise specified.

**Sound-level Meter**

A sound-level meter is a device which is used to measure sound pressure level or weighted sound pressure level, constructed in accordance with the standard specifications for sound-level meters set up by the American Standards Association. The sound-level meter consists of a microphone, an amplifier to raise the microphone output to useful levels, a calibrated attenuator to adjust the amplification to values appropriate to the sound levels being measured and an

instrument to indicate the measured sound level; optional weighting networks are included to adjust the over-all frequency characteristic of the response; provision is made for an output connection to additional measuring equipment.

**Sound Pressure Level (Lp)**

The sound pressure level, in decibels, of a sound is 20 times the logarithm to the base 10 of the ratio of the pressure of this sound to the reference pressure. The reference pressure employed throughout this text is 0.0002 microbar. In many sound fields the sound-pressure ratios are not proportional to the square root of corresponding power ratios and hence cannot be expressed in decibels in the strict sense; however, it is common practice to extend the use of the decibel to these cases.

**Specific Plan**

Under Article 8 of the Government Code (Section 65450 *et seq*), a legal tool for detailed design and implementation of a defined portion of the area covered by a General Plan. A specific plan may include all detailed regulations, conditions, programs, and/or proposed legislation that may be necessary or convenient for the systematic implementation of any General Plan element(s).

**Spectrum**

The spectrum of a function of time is a description of its resolution into components which are sinusoidal functions of time, each of different frequency and (usually) different amplitude and phase; spectrum is also used to signify a continuous range of components, usually wide in extent, within which waves have some specified common characteristic, e.g., audio-frequency spectrum.

**Speed, Average**

The sum of the speeds of the cars observed divided by the number of cars observed.

**Speed, Critical**

The speed that is not exceeded by 85 percent of the cars observed.

**Sphere of Influence**

The probable ultimate physical boundaries and service area of a local agency (city or district) as determined by the Local Agency Formation Commission (LAFCo) of the County

**Standards**

(1) A rule or measure establishing a level of quality or quantity that must be complied with or satisfied. The State Government Code (Section 65302) requires that general plans spell out the objectives, principles, "standards," and proposals of the general plan. Examples of standards might include the number of acres of park land per 1,000 population that the community will attempt to acquire and improve, or the "traffic Level of Service" (LOS) that the plan hopes to attain. (2) Requirements in a zoning ordinance that govern building and development as distinguished from use restrictions—for example, site-design regulations such as lot area, height limit, frontage, landscaping and floor area ratio.

**Storm Runoff**

Surplus surface water generated by rainfall that does not seep into the earth but flows overland to flowing or stagnant bodies of water.

**Street Furniture**

Those features associated with a street that are intended to enhance that street's physical character and use by pedestrians, such as benches, trash receptacles, kiosks, lights, newspaper racks.

**Streetscape**

The total scene along a roadway including the hardscape (sidewalks, street furniture, signs) and the softscape (landscaping).

**Street Tree Plan**

A comprehensive plan for all trees on public streets that sets goals for solar access, and standards for species selection, maintenance and replacement criteria and for planting trees in patterns that will define neighborhood character while avoiding monotony or maintenance problems.

**Streets, Local**

(See "Streets, Minor.")

**Streets, Major**

The transportation network that includes a hierarchy of freeways, arterials and collectors to service through traffic.

**Streets, Minor**

Local streets not shown on the Circulation Plan, Map, or Diagram, whose primary intended purpose is to provide access to fronting properties.

**Streets, Through**

Streets that extend continuously between major streets in the community.

**Structure**

Anything constructed or erected, an edifice or building of any kind, or any piece of work artificially built up or composed of parts joined together in some definite manner.

**Subdivision**

The division of a tract of land into defined lots, either improved or unimproved, which can be separately conveyed by sale or lease and which can be altered or developed. "Subdivision" includes a condominium project as defined in Section 1350 of the California Civil Code and a community apartment project as defined in Section 11004 of the Business and Professions Code.

**Subdivision Map Act**

Division 2 (Sections 66410 *et seq*) of the California Government code. This act vests in local legislative bodies the regulation and control of the design and improvement of subdivisions, including the requirement for tentative and final maps. (See "Subdivision.")

**Subregional**

Pertaining to a portion of a region.

**Subsidence**

The sudden sinking or gradual downward settling and compaction of soil and other surface material with little or no horizontal motion. Subsidence may be caused by a variety of human and natural activity, including earthquakes. (See "Settlement.")

**Subsidize**

To assist by payment of a sum of money or by the granting of terms or favors that reduce the need for monetary expenditures. Housing subsidies may take the forms of mortgage interest deductions or tax credits from federal and/or state income taxes, sale or lease at less than market value of land to be used for the construction of housing, payments to supplement a minimum affordable rent and the like.

**Substandard Housing**

Residential dwellings that, because of their physical condition, do not provide safe and sanitary housing.

**Title 22**

That section of the California Code of Administration which establishes uses and level of treatment of reclaimed water to assure safety for public health.

**Topography**

Configuration of a surface, including its relief and the position of natural and man-made features.

**Tourism**

The business of providing services for persons traveling for pleasure. Tourism contributes to the vitality of the community by providing revenue to local business.

**Townhouse; Townhome**

A one-family dwelling in a row of such units in which each unit has its own direct access to the outside, no unit is located over another unit, and each unit is separated from any other unit by one or more common and fire-resistant walls. Townhouses usually have separate utilities; however, in some condominium situations, common areas are serviced by utilities purchased by a homeowners association on behalf of all townhouse members of the association. (See "Condominium.")

**Traffic Model**

A mathematical representation of traffic movement within an area or region based on observed relationships between the kind and intensity of development in specific areas. Many traffic models operate on the theory that trips are produced by persons living in residential areas and are attracted by various non-residential land uses. (See "Trip.")

**Transit**

The conveyance of persons or goods from one place to another by means of a local, public transportation system.

**Transit-dependent**

Refers to persons unable to operate automobiles or other motorized vehicles, or those who do not own motorized vehicles. Transit-dependent citizens must rely on transit, para-transit or owners of private vehicles for transportation. Transit-dependent citizens include the young, the handicapped, the elderly, the poor and those with prior violations in motor vehicle laws.

**Transit, Public**

A system of regularly-scheduled buses and/or trains available to the public on a fee-per-ride basis. Also called "Mass Transit."

**Transition Zone**

Controlled airspace extending upward from 700 or more feet above the ground wherein procedures for aircraft approach have been designated. The transition zone lies closer to an airport than the outer approach zone and outside of the inner approach zone. (See "Approach Zone" and "Outer Approach Zone.")

**Transitional Housing**

Shelter provided to the homeless for an extended period, often as long as 18 months, and generally integrated with other social services and counseling programs to assist in the transition to self-sufficiency through the acquisition of a stable income and permanent housing. (See "Homeless" and "Emergency Shelter.")

**Transmission Loss**

Transmission loss is the reduction in the magnitude of some characteristic of a signal, between two stated points in a transmission system. The characteristic is often some kind of level, such as power level or voltage level; in acoustics, the characteristic that is commonly measured is sound pressure level. If the levels are expressed in decibels, then the transmission loss is likewise in decibels.

**Transportation Demand Management (TDM)**

A strategy for reducing demand on the road system by reducing the number of vehicles using the roadways and/or increasing the number of persons per vehicle. TDM attempts to reduce the number of persons who drive alone on the roadway during the commute period and to increase the number in carpools, vanpools, buses and trains, walking, and biking. TDM can be an element of TSM (see below).

**Transportation Systems Management (TSM)**

A comprehensive strategy developed to address the problems caused by additional development, increasing trips, and a shortfall in transportation capacity. Transportation Systems Management focuses on more efficiently utilizing existing highway and transit systems rather than expanding them. TSM measures are characterized by their low cost and quick implementation time frame, such as computerized traffic signals, metered freeway ramps, and one-way streets.

**Trees, Heritage**

Trees planted by a group of citizens or by the City or County in commemoration of an event or in memory of a person figuring significantly in history.

**Trees, Landmark**

Trees whose size, visual impact, or association with a historically significant structure or event have led the City or County to designate them as landmarks.

**Trees, Street**

Trees strategically planted--usually in parkway strips, medians, or along streets--to enhance the visual quality of a street.

**Trip**

A one-way journey that proceeds from an origin to a destination via a single mode of transportation; the smallest unit of movement considered in transportation studies. Each trip has one "production end," (or origin--often from home, but not always), and one "attraction end," (destination). (See "Traffic Model.")



**Trip Generation**

The dynamics that account for people making trips in automobiles or by means of public transportation. Trip generation is the basis for estimating the level of use for a transportation system and the impact of additional development or transportation facilities on an existing, local transportation system. Trip generations of households are correlated with destinations that attract household members for specific purposes.

**Truck Route**

A path of circulation required for all vehicles exceeding set weight or axle limits, a truck route follows major arterials and avoids sensitive areas to the extent possible.

**Undevelopable**

Specific areas where topographic, geologic and/or surficial soil conditions indicate a significant danger to future occupants and a liability to the City or County are designated as "undevelopable" by the City or County.

**Uniform Building Code (UBC)**

A national, standard building code that sets forth minimum standards for construction.

**Uniform Housing Code (UHC)**

State housing regulations governing the condition of habitable structures with regard to health and safety standards and which provide for the conservation and rehabilitation of housing in accordance with the Uniform Building Code (UBC).

**Urban Design**

The attempt to give form, in terms of both beauty and function, to selected urban areas or to whole cities. Urban design is concerned with the location, mass and design of various urban components and combines elements of urban planning, architecture and landscape architecture.

**Urban Sprawl**

Haphazard growth or outward extension of a city resulting from uncontrolled or poorly managed development.

**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 or County zoning ordinance and General Plan land use designations.

**Use, Non-conforming**

(See "Non-conforming Use.")

**Utility Corridors**

Rights-of-way or easements for utility lines on either publicly or privately owned property. (See "Right-of-way" or "Easement.")

**Vacant**

Lands or buildings that are not actively used for any purpose.

**Variance**

A departure from any provision of the zoning requirements for a specific parcel, except use, without changing the zoning ordinance or the underlying zoning of the parcel. A variance usually is granted only upon demonstration of hardship based on the peculiarity of the property in relation to other properties in the same zone district.

**Vehicle Miles Traveled (VMT)**

A key measure of overall street and highway use. Reducing VMT is often a major objective in efforts to reduce vehicular congestion and achieve regional air quality goals.

**Very Low-income Household**

A household with an annual income usually no greater than 50 percent of the area median family income adjusted by household size, as determined by a survey of incomes conducted by a city or a county or in the absence of such a survey, based on the latest available eligibility limits established by the U.S. Department of Housing and Urban Development (HUD) for the Section 8 housing program. (See "Area.")

**View Corridor**

The line of sight—identified as to height, width, and distance—of an observer looking toward an object of significance to the community (e.g., ridgeline, river, historic building, etc.); the route that directs the viewers attention.

**Viewshed**

The area within view from a defined observation point.

**Volume-to-Capacity Ratio**

A measure of the operating capacity of a roadway or intersection, in terms of the number of vehicles passing through, divided by the number of vehicles that theoretically could pass through when the roadway or intersection is operating at its designed capacity. Abbreviated as "v/c." At a v/c ratio of 1.0, the roadway or intersection is operating at capacity. If the ratio is less than 1.0, the traffic facility has additional capacity. Although ratios slightly greater than 1.0 are possible, it is more likely that the peak hour will elongate into a "peak period." (See "Peak Hour" and "Level of Service.")

**Warehousing Use**

A use engaged in storage, wholesale and distribution of manufactured products, supplies and equipment, excluding bulk storage of materials that are inflammable or explosive or that present hazards or conditions commonly recognized as offensive.

**Watercourse**

Natural, or once natural, flowing (perennially or intermittently) water including rivers, streams and creeks. Includes natural waterways that have been channelized, but does not include manmade channels, ditches and underground drainage and sewage systems.

**Watershed**

The total area above a given point on a watercourse that contributes water to its flow; the entire region drained by a waterway or watercourse that drains into a lake, or reservoir.

**Waterway**

(See "Watercourse.")

**Wetlands**

Transitional areas between terrestrial and aquatic systems where the water table is usually at or near the surface, or the land is covered by shallow water. Under a "unified" methodology now used by all federal agencies, wetlands are defined as "those areas meeting certain criteria for hydrology, vegetation and soils."

**Wildlife Refuge**

An area maintained in a natural state for the preservation of both animal and plant life.

**Williamson Act**

Known formally as the *California Land Conservation Act of 1965*, it was designed as an incentive to retain prime agricultural land and open space in agricultural use, thereby slowing its conversion to urban and suburban development. The program entails a 10-year contract between the City or County and an owner of land whereby the land is taxed on the basis of its agricultural use rather than the market value. The land becomes subject to certain enforceable restrictions and certain conditions need to be met prior to approval of an agreement.

**Workplace Use**

The combination of a variety of businesses, from office to research and development to light industry to warehousing, located in structures built with open floor plans, so as to leave most interior improvements to the tenants to design to their needs. (See also "Industrial Park.")

**Xeriscape**

A landscaping approach to minimize water use through use of drought-tolerant and low water usage plants.

**Zero Lot Line Homes**

A detached single family unit distinguished by the location of one exterior wall on a side property line.

**Zone Change**

(See "Rezoning.")

**Zone, Traffic**

In a mathematical traffic model the area to be studied is divided into zones, with each zone treated as producing and attracting trips. The production of trips by a zone is based on the number of trips to or from work or shopping or other trips produced per dwelling unit.

**Zoning**

The division of a city or county by legislative regulations into areas, or zones, which specify allowable uses for real property and size restrictions for buildings within these areas; a program that implements policies of the General Plan.

**Zoning District**

A designated section of a city or county for which prescribed land use requirements and building and development standards are uniform.

**Zoning, Incentive**

The awarding of bonus credits to a development in the form of allowing more intensive use of land if public benefits—such as preservation of greater than the minimum required open space, provision for low- and moderate-income housing, or plans for public plazas and courts at ground level—are included in a project.

**Zoning, Inclusionary**

Regulations that increase housing choice by providing the opportunity to construct more diverse and economical housing to meet the needs of low- and moderate-income families. Often such regulations require a minimum percentage of housing for low- and moderate-income households in new housing developments and in conversions of apartments to condominiums.

**Zoning Map**

Government Code Section 65851 permits a legislative body to divide a county, a city, or portions thereof, into zones of the number, shape, and area it deems best suited to carry out the purposes of the zoning ordinance. These zones are delineated on a map or maps, called the Zoning Map.

This glossary is based on the California General Plan Glossary published by the California Planning Roundtable at Palo Alto, California, 1990 and revised 1991. The City of Poway appreciates the efforts of this organization to prepare the glossary and to grant permission to reproduce all or part of their document.