

Chapter 7 GLOSSARY

A

Adaptive Reuse. A method by which a building is adapted to a different use from its original use, while its general physical form is retained.

Advanced Arterial Management Systems. Advanced arterial management systems manage traffic along arterial roadways, employing traffic detectors, traffic signals, and various means of communicating information to travelers. These systems make use of information collected by traffic surveillance devices to smooth the flow of traffic along travel corridors. They also disseminate important information about travel conditions to travelers via technologies such as dynamic message signs (DMS) or highway advisory radio (HAR) (ITS, Department of Transportation).

Advanced Traveler Information. Advanced traveler information applications use a variety of technologies, including Internet websites, telephone hotlines, as well as television and radio, to allow users to make more informed decisions regarding trip departures, routes, and mode of travel.

Air Pollutant Emissions. Discharges into the atmosphere, usually specified in terms of weight per unit of time for a given pollutant from a given source (ITS, Department of Transportation).

Air Pollution. The presence of contaminants in the air in concentrations that exceed naturally occurring quantities and are undesirable or harmful.

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.

Alquist-Priolo Earthquake Fault Zoning Act. California state law that mitigates the hazard of surface faulting to structures for human occupancy.

Ambient Noise Level. The combination of noise from all sources near and far. In this context, the ambient noise level constitutes the normal or existing level of environmental noise at a given location.

Ambient. Surrounding on all sides; used to describe measurements of existing conditions with respect to traffic, noise, air, and other environments.

Average Daily Traffic (ADT). Number of vehicles (cars, trucks, etc.) on a road over a 24-hour period (measured in vehicles per day).

A-Weighted Decibel (dB(A)). A numerical method of rating human judgment of loudness. The A-weighted scale reduces the effects of low and high frequencies in order to simulate human hearing.

B

Base Flood Elevation. The highest elevation, expressed in feet above sea level, of the level of floodwaters expected to occur during a 100-year flood (i.e., a flood that has one percent likelihood of occurring in any given year).

Best Management Practices (BMP). A policy, rule, or regulation that results in greater efficiency or benefits than from standard practices.

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.

Biological Community. A naturally occurring group of different plant and animal species that live in a particular environment.

Buffer. A strip of land designated to protect one type of land use from another incompatible use. Where a commercial district abuts a residential district, for example, additional use, yard, or height restrictions may be imposed to protect residential properties. The term may also be used to describe any zone that separates two unlike zones, such as a multi-family housing zone between single-family housing and commercial uses.

Build-out. Development of land to its full potential or theoretical capacity as permitted under current or proposed planning designations or zoning.

C

California Environmental Quality Act (CEQA). A state law (California Public Resources Code Section 21000 et seq.) 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 usually require the preparation of a “Program EIR.”

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Capital Improvement Program (CIP). A proposed timetable or schedule of all future capital improvements (government acquisition of real property, major construction project, or acquisition of long-lasting, expensive equipment) to be carried out during a specific period and listed in order of priority, together with cost estimates and the anticipated means of financing each project. Capital improvement programs are usually projected five or six years in advance and should be updated annually.

Capital Improvement. A specific undertaking involving procurement, construction, or installation of facilities or related equipment which improves, preserves, enhances or modernizes the City's provision of municipal services, has a useful life of at least five years, and costs in excess of \$20,000.

Carbon Dioxide. A colorless, odorless, nonpoisonous gas that is a normal part of the atmosphere.

Carbon Footprint. A measure of the impact of human activities on the environment. Carbon Footprint can be measured as the total amount of greenhouse gases (GHG) and carbon dioxide emitted for a product or service within a specific geographic area.

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.

Civic Uses. See "Public and Quasi-Public Uses."

Class I Bike Route. A bike path characterized by complete physical separation from automotive traffic.

Class II Bike Route. A portion of a roadway or shoulder which is separated from traffic lanes by the use of a solid white stripe on the pavement and has been designated for preferential use by bicyclists.

Class III Bike Route. A bicycle route with roadside signs suggesting a route for cyclists, and urging auto users to share the road, but lacking any striping or preferential space for cyclists.

Climate Change. The change in the average weather of the earth that may be measured by changes in wind patterns, storms, precipitation, and temperature.

Community Noise Equivalent Level (CNEL). The average equivalent sound level during a 24-hour day, obtained after addition of 5 decibels (dB) to sound levels in the evening from 7:00 P.M. to 10:00 P.M. and after addition of 10 dB to sound levels in the night after 10 :00P.M. and before 7:00 A.M. (see also "A-Weighted Decibel").

Complete Neighborhood. A neighborhood that promotes livability and safety for residents of all ages, incomes, and cultural backgrounds with characteristics

such as: a mix of housing types and housing affordability; one or more nodes or districts of vibrant commercial or civic activity that provide identity for the neighborhood; neighborhood services and facilities including schools, parks, retail (e.g., grocery store, drug store), restaurants and cafes, and community centers or other public meeting hall; employment opportunities accessible by transit; sustainable designs and green infrastructure that respond to climatic demands and conserves scarce resources; extensive tree canopy and attractive landscaping; a sense of personal safety (e.g., low crime rate, short police and emergency response times); an interconnected street network with short blocks and few cul-de-sacs; convenient access to public transportation (e.g., light rail and bus); a complete network of pedestrian, bicycle, transit, and roadway facilities that are connected to adjacent neighborhoods, centers, corridors, and employment; and well-maintained housing and public facilities.

Complete Streets. Streets that include facilities and designs that enable safe access for all users (i.e., pedestrians, bicyclists, motorists and transit riders) of all ages and abilities with characteristics such as comprehensive, integrated, and connected network; balanced design; variety of uses and activities that create a varied streetscape; design that relates well to bordering uses and allows for continuous activity; pedestrian and biking facilities that promote safety and maximize access to bordering uses; aesthetically designed street lights that provide sufficient illumination of sidewalks; consistent landscaping that includes street trees and landscaped medians and sidewalks; sustainable design that minimizes runoff, minimizes heat island effects, responds to climatic demands, and conserves scarce resources; and well-maintained facilities.

Crime Prevention Through Environmental Design (CPTED). The design and effective use of the built environment which may lead to a reduction in the fear and incidence of crime, and an improvement of the quality of life. (National Crime Prevention Institute)

Critical Facilities. Facilities serving or housing people in the event of an earthquake or flood, such as hospitals, fire, police, and emergency service facilities; and utility “lifeline” facilities, such as water, electricity, and gas supply, sewage disposal, communications, and transportation facilities.

Cultural Resource. A broad definition for a variety of resources, including archaeological sites, isolated artifacts, Native American cultural properties, and historic buildings, structures, landscapes, sites, and features.

D

Day-Night Average Noise Level (L_{dn}). A 24-hour average L_{eq} with a 10 dBA “penalty” added to noise levels during the hours of 10:00 P.M. to 7:00 A.M. to account for increased sensitivity that people tend to have to nighttime noise. Because of this penalty, the L_{dn} would always be higher than its corresponding

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24-hour L_{eq} (e.g., a constant 60 dBA noise over 24 hours would have a 60 dBA L_{eq} , but a 66.4 dBA L_{dn}).

dBA. Measurement unit for “a-weighted decibels,” which are commonly used for measuring environmental and industrial noise and the potential hearing damage associated noise health effects.

Decibel (dB). A unit for describing the amplitude of sound, as it is heard by the human ear (see also “A-Weighted Decibel,” “Community Noise Equivalent Level,” and “Day-Night Average Level”).

E

There are no terms to be included.

F

Federally Mapped Floodplain. A flood prone area that has been mapped and accepted by FEMA as the result of a flood insurance study (FIS). Mapped floodplains are used for flood insurance needs and for other regulatory purposes.

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

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.

Flood Insurance Rate Map (FIRM). Maps issued by FEMA that show special flood hazard areas, including the 100-year floodplain. They also show flood insurance rate map zones and other flood-related information applicable to a community.

Flood, Regulatory Base. Flood having a one percent chance of being equaled or exceeded in any given year (e.g., 100-year flood).

Floodplain. A lowland or relatively flat area adjoining the banks of a river or stream that is subject to a one percent or greater chance of flooding in any given year (e.g., 100-year flood).

Floodway. The channel of a watercourse or river and the portions of the floodplain adjoining the channel that are reasonably required to carry and discharge the base flood of the channel.

Floor Area Ratio (FAR). The ratio of gross building area (GBA) of development divided by the total net lot area (NLA). For example, a one-story building covering its entire lot would have a FAR of 1.0. A two-story building covering half its lot would also have an FAR of 1.0. The formula for calculating FAR is $GBA/NLA = FAR$.

Fuel Modification. The manipulation or removal of fuels to reduce the likelihood of ignition and/or to lessen potential damage and resistance to control. Fuel modification zones are strategically placed as a buffer to open space, or areas of natural vegetation and generally would occur surrounding the perimeter of a subdivision, commercial development, or isolated development of a single-family dwelling.

Greenbelt. An open area that may be cultivated or maintained in a natural state surrounding development or used as a buffer between land uses or to mark the edge of an urban or developed area.

Greenhouse Gases (GHG). Gases that trap heat in the atmosphere, analogous to the way a greenhouse retains heat. Common GHGs include water vapor, carbon dioxide, methane, nitrous oxides, chlorofluorocarbons, hydrofluorocarbons, perfluorocarbons, sulfur hexafluoride, ozone, and aerosols. The accumulation of GHG in the atmosphere regulates the earth’s temperature. Without the natural heat trapping effect of GHG, the earth’s surface would be cooler.

H

Hazardous Material. A material that, because of its quantity, concentration, or physical, 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. Hazardous materials include, but are not limited to, hazardous substances, hazardous waste, and any material that a handler or the administering agency has a reasonable basis for believing that it would be injurious to the health and safety of persons or harmful to the environment if released into the workplace or the environment. (California Health and Safety Code)

Hazardous Waste. A waste or combination of wastes, which because of its quantity, concentration, or physical, chemical, or infectious characteristics may either (a) cause, or significantly contribute to, an increase in mortality or an increase in serious, irreversible, or incapacitating irreversible, illness or (b) pose a substantial present or potential hazard to human health or the environment when improperly treated, stored, transported or disposed of, or otherwise managed. (California Health and Safety Code)

I

Impact Fees. Fees required by City code, ordinance, resolution or other City law to be paid as a condition of, or prerequisite to, issuance of a building permit for the development of residential uses, as those fees may be amended from time to time. (SCC 17.191.020)

In Situ. A Latin phrase meaning “in place.” Archaeologically it refers to an artifact or object being found in its original, undisturbed position.

J

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.

Joint-Use Facility. A public facility that serves multiple purposes (e.g., a drainage detention basin that is an attractive recreational amenity) or provides shared services (e.g., a library shared by a high school and a college).

K

There are no terms to be included.

L

Level of Service (LOS). A quality measure describing transportation operating conditions, generally in terms of such service measures as speed and travel time, freedom to maneuver, and traffic interruptions. The transportation LOS system uses the letters A through F to designate different levels, with LOS A representing the best operating conditions and LOS F the worst.

Light Pollution. Excessive or obtrusive light created by humans.

Livable Community. Recognizes its own unique identity and places a high value on the planning processes that help manage growth and change to maintain and enhance its community character (American Institute of Architects).

M

Mineral Resource Zone (MRZ). Areas classified on the basis of geologic factors without regard to existing land use and land ownership; categorized into four general classifications (MRZ-1 through MRZ-4). Of the four, the MRZ-2 classification is recognized in land use planning because the likelihood for occurrence of significant mineral deposits is high, and the classification may be a

factor in the discovery and development of mineral deposits that would tend to be economically beneficial to society.

Mixed-Use Development. Properties on which various uses, such as office, commercial, institutional, and residential, are 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.

Mutual Aid Agreements. An agreement between agencies and/or jurisdictions to assist each other in times of emergency or when the other agency’s resources can more efficiently respond to calls for service than the agency that is the normal service provider.

N

National Flood Insurance Program (NFIP). The NFIP, managed by FEMA, makes federally backed flood insurance available in communities that agree to adopt and enforce floodplain management ordinances to reduce future flood damage.

National Pollutant Discharge Elimination System (NPDES). A national program under Section 402 of the Clean Water Act for regulation of discharges of pollutants from point sources to waters of the United States. Discharges are illegal unless authorized by an NPDES permit. (U.S. Environmental Protection Agency).

Noise Attenuation. The ability of a material, substance, or medium to reduce the noise level from one place to another or between one room and another. Noise attenuation is specified in decibels (dB).

Noise Exposure Contours. Lines drawn about a noise source indicating constant energy levels of noise exposure. CNEL and L_{dn} are the metrics utilized to describe community noise exposure.

Noise Sensitive Land Use. Those specific land uses that have associated indoor and/or outdoor human activities that may be subject to stress and/or significant interference from noise produced by community sound sources. Such human activity typically occurs daily for continuous periods of 24 hours or is of such a nature that noise is significantly disruptive to activities that occur for short periods.

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

Nonconforming Structure. A structure that was lawfully erected but that does not conform to the property development regulations prescribed in the regulations for the district in which the structure is located by reason of

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adoption or amendment of this code or by reason of annexation of territory to the City.

Nonconforming Use. A use of a structure or land that was lawfully established and maintained but that does not conform to the use regulations or required conditions for the district in which it is located by reason of adoption or amendment of this code or by reason of annexation of territory to the City.

O

There are no terms to be included.

P

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

Peak Hour. The time period during which the greatest demand occurs on the transportation system in the morning and early afternoon, also known as “rush hour.”

Permeability (groundwater). Ability of a rock or unconsolidated deposit to transmit water through spaces that connect between grains. The size and shape of the spaces controls how well water transmits, or “flows.”

Potable Water. Water suitable for consumption by humans (i.e., drinking water).

Public and Quasi-public Uses. Institutional, academic, governmental, and community service uses, either owned publicly or operated by nonprofit organizations, including private hospitals and cemeteries.

Q

There are no terms to be included.

R

Reclaimed Water. Treated wastewater that can be used for irrigation and other nonpotable uses.

Rehabilitation. The upgrading of a building, previously in a dilapidated or substandard condition, for human habitation or use.

Ridgeline, Primary and Secondary. A line marking a ridgetop. Primary ridgelines are mostly undeveloped primary topographical features consisting of slopes greater than 25 percent that dominate the City’s landscape. Secondary

ridgelines are important form-giving and space-defining features of lesser significance than primary ridgelines because views of these features are partially blocked or have been developed with urban land uses.

Right-of-way. A linear strip of land reserved exclusively for transportation, including, but not limited to, streets, bike lanes, sidewalks, on-street parking, transit lanes, landscaping, and/or railroad tracks.

S

Sensitive Species. Includes those plant and animal species considered threatened or endangered by the U.S. Fish and Wildlife Service and/or the California Department of Fish and Game according to Section 3 of the federal *Endangered Species Act*:

- **Endangered**—any species in danger of extinction throughout all, or a significant portion of, its range
- **Threatened**—a species likely to become an endangered species within the foreseeable future throughout all, or a portion of, its range; these species are periodically listed in the Federal Register and are, therefore, referred to as “federally listed” species

Special Assessment District. An area where an assessment is imposed against a property because of a public project that benefits the owners in the defined area (California Government Code Section 16271[d]).

Special District. Any public agency, other than a local government, formed pursuant to general law or special act for the local performance of governmental or proprietary functions within limited boundaries. Special district includes, but is not limited to, a county service area, a maintenance district or area, an improvement district or improvement zone, or any other zone or area, formed for the purpose of designating an area within which a property tax rate will be levied to pay for a service or improvement benefiting that area.

Specific Plan. A legal tool authorized by Article 8 of the Government Code (Section 65450 et seq.) for the systematic implementation of the general plan for a defined portion of a community’s planning area. A specific plan must specify in detail the land uses, public and private facilities needed to support the land uses, phasing of development, standards for the conservation, development, and use of natural resources, and a program of implementation measures, including financing measures.

Sustainable. Community use of natural resources in a way that does not jeopardize the ability of future generations to live and prosper.

T

Traffic Calming Features. Measures taken to slow traffic and/or reduce traffic volumes on neighborhood streets. They include: signage and speed limit signs, striping, speed humps, and traffic circles.

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

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). Individual actions or comprehensive plans to reduce traffic congestion by increasing the efficiency of the transportation system itself. Examples would include improved traffic signal timing, coordination of multiple traffic signals, or spot improvements that increase capacity of the roadway system.

U

Urban Forest. Tree population in an urban setting managed for the purpose of improving the urban environment.

Urban Heat Island Effect. The urban heat island effect is a measurable increase in ambient urban air temperatures resulting primarily from the replacement of vegetation with buildings, roads, and other heat-absorbing infrastructure. The heat island effect can result in significant temperature differences between rural and urban areas. (U.S. Environmental Protection Agency)

V

There are no terms to be included.

W

White Roof. A roof coated with a light-colored polymer that reflects sunlight and conserves energy.

Wildlife Corridors. A strip of habitat connecting wildlife populations separated by human activities (e.g., roads, development) that allows an exchange of individual wildlife populations and facilitates reestablishment of wildlife populations in isolated areas.

XYZ

There are no terms to be included.