

CHAPTER 11

GLOSSARY

A-WEIGHTED SOUND LEVEL. The sound pressure level in decibels as measured on a sound level meter using the A-Weighted filter network. The A-Weighting filter de-emphasizes the very low and very high frequency components of the sound in a manner similar to the response of the human ear. A numerical method of rating human judgement of loudness.

Acre - A measure of land equalling 43,560 square feet.

Acres, Gross - The entire acreage of a site. Most communities calculate gross acreage to the centerline of proposed bounding streets and to the edge of the right-of-way of existing or dedicated streets.

Acres, Net - The portion of a site that can actually be built upon. The following generally are not included in the net acreage of a site: public or private roads rights-of-way, public open space, and flood ways.

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

Affordable Housing - Housing is considered affordable to all households if it costs no more than 30% of the gross monthly income for rents and up to 3.0 times annual income for purchasing a home; these are the standards used by the federal and state government and the majority of lending institutions.

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.

Air Basin - One of fourteen self-contained regions, minimally influenced by air quality in contiguous regions, within which atmospheric and source interaction occurs.

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.

Air Quality Management Plan (AQMP) - A plan, prepared by the South Coast Air Quality Management District (SCAQMD) and the Southern California Association of Governments (SCAG), to achieve and maintain ambient air quality standards in jurisdictions designated by the state legislature.

Air Quality Standard - A health-based standard for air pollution established by the federal government and the state.

Alquist-Priolo Special Studies 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 Air Quality - The quality of the air at a particular time and place.

Ambient Noise Level - The composite 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.

Arterial - A major street carrying the traffic of local and collector streets to and from freeways and other major streets, with controlled intersections and generally providing direct access to properties.

Augmented Arterial - Arterials designed to provide higher levels of carrying capacity than would typically be achieved within the standard arterial cross-sections shown in the General Plan. This augmented capacity would be provided using various methods ranging from improvements at intersections of the arterial to the addition of thru lanes along the arterial.

Average Daily Traffic (ADT) - The total volume of traffic on a given road during a specific time period.

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 measured from the ground to ceiling of the uppermost story.

California Environmental Quality Act (CEQA) - State legislation adopted in 1970 which ensures the protection of the environment. This legislation also required California governmental agencies, at all levels, to develop standards and procedures necessary to protect environmental quality.

Capital Improvement Program (CIP) - A program, administered by the City or the County government and reviewed by the Planning Commission, which schedules permanent improvements, usually for a minimum of five years into the future, to fit the projected fiscal capability of the local jurisdiction. The program generally is reviewed annually, for conformance to and consistency with the General Plan.

Carrying Capacity - Used in determining the potential of an area to absorb development: (1) the level of land use, human activity, or development for a specific area that can be accommodated permanently without an irreversible change in the quality of air, water, land, or plant and animal habitats; (2) the upper limits of development beyond which the quality of human life, health, welfare, safety, or community character within an area will be impaired; and (3) the maximum level of development allowable under current zoning.

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

Citizens Advisory Committee (CAC) - Fifteen member committee comprised of planning commissioners, business leaders, and community members.

Class I (bicycle path) - An exclusive bicycle facility with traffic crossings minimized. Asphalt, concrete, or other all-weather surface as appropriate.

Class II (bicycle lane) - A separate bicycle travel lane painted on major and secondary arterials.

Class III (bicycle route) - A street which is signed as a bicycle route, but which does not include a separate travel lane for bicycles.

Collector - A street for traffic moving between arterial and local streets, generally providing direct access to properties.

Community Development Block Grant (CDBG) - Federal allocation of funds to a jurisdiction for discretionary disbursement, generally utilized for local community development projects which benefit low income residents.

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

Community Redevelopment Agency (CRA) - A local agency created under California Redevelopment Law, or a local legislative body that has elected to exercise the powers granted to such an agency, for the purpose of planning, developing, replanning, 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 the adopted General Plan.

Congestion Management Plan (CMP) - A mechanism employing growth management techniques, including traffic level of service requirements, standards for public transit, and trip reduction programs involving transportation systems management. 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.

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

Critical Facility - A facility housing or serving people, that 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.

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

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

Decibel (dB) - A unit for describing the amplitude of sound, equal to twenty times the logarithm to the base 10 of the ratio of the pressure of the sound measured to the reference pressure, which is 20 micropascals (20 micronewtons per square meter).

Dedication - The turning over by an owner or developer of private land for public use, and the acceptance of land for such use by the governmental agency having jurisdiction over the public function for which it will be used.

Dedications for roads, parks, school sites, or other public uses often are made conditions for approval of a development by a city or county.

Density - Dwelling units per acre.

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 twenty percent of its units for lower income households, or ten percent of its units for very-low income households, or fifty percent of its units for seniors, is entitled to a density bonus.

Design Review - 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 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.

Development Impact Fee - A 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.

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.

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

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

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.

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.

Enhanced Intersections - Intersections projected to require more lanes than typically provided within the arterial cross-sections shown in the General Plan

Equivalent Sound Level (LEQ). The sound level corresponding to a steady noise level over a given sample period with the same amount of acoustic energy as the actual time varying noise level. The energy average noise level during the sample period.

Family - Two or more persons related by birth, marriage, or adoption; or 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 group of persons occupying a hotel, lodging house or institution of any kind.

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

Flood Insurance Rate Map (FIRM) - 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 - A lowland or relatively flat area adjoining inland or coastal waters that is subject to a one percent or greater chance of flooding in any given year (i.e., 100-year flood).

Floor to Area Ratio (FAR) - The ratio of the gross floor area permitted on a site divided by the total net area of the site, expressed in decimals to one to two places. For example, on a site with 10,000 net square feet of land area, an FAR of 1.0 will allow a maximum of 10,000 gross square feet of building floor area to be built. On the same site, an FAR of 1.5 would allow 15,000 square feet of floor area; an FAR of 2.0 would allow 20,000 square feet; and an FAR of 0.5 would allow only 5,000 square feet.

Frequency - The number of times per second that a sound pressure signal oscillates about the prevailing atmosphere pressure. The unit of frequency is the hertz. The abbreviation is Hz.

General Plan - A compendium of city or county policies regarding long term development, in the form of maps and accompanying text. The General Plan is a legal document required of each local agency by the

State of California Government Code Section 65301 and adopted by the City Council or Board of Supervisors. In California, the General Plan has seven mandatory elements (Land Use, Circulation, Housing, Conservation, 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).

Goal - The ultimate purpose of an effort stated in a way that is general in nature and immeasurable.

Green Acres Project Water - Wastewater that has undergone primary treatment is used to irrigate land.

Groundwater - Subsurface or underground water resources, often confined to aquifers capable of supplying wells and springs.

Growth Management - The use by a community of a wide range of techniques in combination to determine the amount, type, and rate of development desired by the community and channel that growth into designated areas. Growth management policies can be implemented through growth rates, zoning, capital improvement programs, public facilities ordinances, urban limit lines, standards for levels of service and other programs.

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

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

Hardscape - Those elements or features which are incorporated into the landscape treatment of an area, and refer to those design components which are not considered plant materials. Such features may include lighting, signage, and street furniture (consisting of trash enclosures, bicycle racks, benches, planters, decorative walkways, newspaper racks, etc.).

Hazardous Material - An injurious substance, including pesticides, herbicides, toxic metals and chemicals, liquified natural gas, explosives, volatile chemicals and nuclear fuels, as established by state and federal agencies.

Historic - Important, significant, famous, or decisive in history.

Household - The census considers all persons living in a dwelling unit to be a household, whether or not they are related. Both a single person living in an apartment and a family living in a house are considered households.

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

Implementation Measure - An action, procedure, program or technique that carries out general plan policy.

Improvement - The addition of one or more structures or utilities on a parcel of land.

Infrastructure - The physical systems and services which support development and people, such as streets and highways, transit services, airports, water and sewer systems, and the like.

Intrusive Noise - That noise which intrudes over and above the ambient noise at a given location. The relative intrusiveness of a sound depends upon its amplitude, duration, frequency, time of occurrence, and tonal or informational content as well as the prevailing ambient noise level.

Issues - Important unsettled community matters or problems that are identified in a community's General Plan and dealt with by the Plan's goals, policies, plan proposals, and implementation programs.

Jobs/Housing Balance - The availability of affordable 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.

10. The A-Weighted sound level exceeded 10 percent of the sample time. Similarly L50, L90, L99, etc.

Landscaping - Planting, including trees, shrubs, and ground covers, suitably designed, selected, installed, and maintained as to enhance a site or roadway permanently.

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 appropriate use of properties.

Level of Service (LOS) - A scale that measures the amount of traffic a roadway may be capable of handling on a roadway or at the intersection of roadways.

Master Environmental Impact Report (MEIR) - An informational document used in the decision-making process which identifies the effects that a proposed project or activity will have on the natural and man-made environments. It must be prepared in accordance with the California Environmental Quality Act (CEQA) of 1970 and must address nine mandatory issues: project description, environmental setting, adverse environmental effects, short and long term use, irreversible environmental changes, growth inducement, alternatives to the project, and natural and human environmental resources.

Mitigation - The lessening or elimination of the impacts of an action through changes in the proposed action or the undertaking of additional measures.

Mixed Use - 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.

Noise - Any unwanted sound or sound which is undesirable because it interferes with speech and hearing, or is intense enough to damage hearing, or is otherwise annoying. The State Noise Control Act defines noise as "...excessive undesirable sound..."

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.

Noise Exposure Contours - Lines drawn about a noise source indicating constant energy levels of noise exposure. CNEL and Ldn are the metrics utilized herein to describe community exposure to noise.

Noise Referral Zones - Such zones are defined as the area within the contour defining a CNEL level of 60 decibels. It is the level at which either State or Federal laws and standards related to land use become important and, in some cases, preempted local laws and regulations. Any proposed noise sensitive development which may be impacted by a total noise environment of 60 dB CNEL or more should be evaluated on a project specific basis.

Noise Sensitive Land Use - Those specific land uses which 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. Specifically, noise sensitive land uses include: residences of all types, hospitals, places of workshop and schools.

Non-attainment - The conditions of not achieving a desired or required level of performance. Frequently used in reference to air quality.

Non-conforming Use - A use that was valid when brought into existence, but by subsequent regulation becomes no longer conforming. Typically, non-conforming uses are permitted to continue for a designated period of time, subject to certain restrictions.

Open Space - Land or water which 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 and safety.

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

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.

Parcel - A lot, or contiguous group of lots, in single ownership or under single control, usually considered a unit for purposes of development.

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.

Planning Area - The planning area is the land area addressed by the General Plan, and coincides with the Sphere of Influence and encompasses land both within the City Limits and potentially annexable land.

Planning Commission - A five member body created by the City in compliance with California law which requires the assignment of the planning functions of the City to the Planning Department, Planning Commission, hearing officers, and/or the legislative body itself.

Policy - A specific statement which sets forth guidelines for future action.

Pro Rata - Refers to the proportionate distribution 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.

Rare or Endangered Species - A species of animal or plant listed in Sections 670.2 or 670.5, Title 14, California Administrative Code; or Title 50, Code of Federal Regulations, Section 7.11 or Section 17.2, pursuant to the Federal Endangered Species Act designating species as rare, threatened, or endangered.

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, as well as various forms of children's play equipment.

Recreation, Passive - Type of recreation or activity that does not require the use of organized play areas.

Redevelopment - Community Redevelopment Law, Part 1, Division 24, State of California Health and Safety Code provides that any city can establish a Redevelopment Agency to prepare and adopt redevelopment plans in order to revitalize problem areas and remedy blighted conditions.

Redevelopment Agency - A redevelopment agency created pursuant to the community redevelopment law or a legislative body which has elected to exercise the powers granted to a redevelopment agency by the community redevelopment law, as stipulated in Health and Safety Code Section 33003.

Redevelopment Plan - The legal document which contains certain statutory requirements, defines the project area and describes the redevelopment process and financing mechanisms. Provides the legal framework for the redevelopment process, as identified in Health and Safety Code Section 33010.

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

Regional Mobility Plan (RMP) - A comprehensive regional planning document for the SCAG region which provide specific means for recapturing and retaining the transportation mobility levels of 1984.

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

Resources, Non-renewable - Refers to natural resources, such as fossil fuels and natural gas, that, once used, cannot be replaced and used again.

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

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 in a zoning district and/or on a designated parcel or land area.

Right-of-Way (ROW) - The entire width or property for the use of highways, flood and drainage works, overhead and underground utilities, or any related improvements.

School District Lands - Properties owned by public school districts and used for educational, recreational, and administrative purposes.

Significant Effect - A beneficial or detrimental impact on the environment. May include, but is not limited to, significant changes in an area's air, water, and land resources.

Single Family Dwelling, Attached - A dwelling unit occupied or intended for occupancy by only one household that is structurally connected with at least one other such dwelling unit.

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 intended for residential or other use.

Single Room Occupancy (SRO) - A single room, typically 80 to 250 square feet, with a sink and closet, but which requires the occupant to share a communal bathroom, shower, and kitchen.

Sound Level (Noise Level) - The weighted sound pressure level obtained by use of a sound level meter having a standard frequency-filter for attenuating part of the sound spectrum.

Sound Level Meter - An instrument, including a microphone, an amplifier, an output meter, and frequency weighting networks for the measurement and determination of noise and sound levels.

Southern California Association of Governments (SCAG) - An association comprised of local governments, counties, and cities within Riverside, San Bernardino, Orange, Los Angeles, Imperial and Ventura counties.

South Coast Air Quality Management District (SCAQMD) - The air pollution control district for the area which includes Orange, Los Angeles, Riverside and San Bernardino counties.

Solid Waste - All putrescible and nonputrescible solid, semisolid and liquid wastes, including garbage, trash, refuse, paper, rubbish, ashes, industrial wastes, demolition and construction wastes, abandoned vehicles and parts thereof, discarded home and industrial appliances, manure, vegetable or animal solid and semisolid wastes, and other discarded solid and semisolid wastes.

Specific Plan - A Specific Plan is a tool to implement the General Plan which permits transfer of density requirements and deviations from General Plan policies for a particular site. However, the site as a whole must be consistent with the General Plan's density requirement and developed guidelines as well as all government codes. The advantage of the Specific Plan is that it permits a fully planned development to be implemented incorporating common space and recreation, commercial and industrial area along with other amenities to meet the needs of its potential residents or users. (State of California Government Code Section 65450 et seq.)

Sphere of Influence - The probable ultimate physical boundaries and service area of a local governmental agency, as established by the Local Agency Formation Commission (LAFCO).

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.

Transit - Transit services include, but are not limited to, bus, light rail, rapid transit, commuter rail services and facilities, and carpools and ridesharing in private vehicles.

Transportation Demand Management (TDM) - The implementation of strategies which will encourage individuals to either change their mode of travel from a single-occupancy vehicle, eliminate the trip altogether, or commute at other than peak periods.

Transportation System Management (TSM) - Strategies that are designed to improve traffic flow through modifications in the operation of existing facilities.

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 through commercial or industrial areas and avoids sensitive areas.

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.

Volume to Capacity Ratio (V/C) - 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. At a 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."

Watercourse - A permanent stream, intermittent stream, river, brook, creek, channel, or ditch for water, whether natural or man-made.

Xeriscape - Use of drought tolerant landscaping materials.

Zero Lot Line - A structure distinguished by the location of one exterior wall on a side property line.

Zoning - A legal device used by local jurisdictions to control development density and insure that land uses are properly situated in relation to one another.

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

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.