

APPENDIX

B GLOSSARY

Glossary

The following are terms used in the Torrance General Plan. These terms, as defined below, are intended to assist the reader in understanding the General Plan.

Air Basin is a geographical area in California defined as a distinct air basin for the purpose of managing the air resources of the State on a regional basis. An air basin generally has similar meteorological and geographic conditions throughout.

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

Air Quality Standards are the prescribed (by the Environmental Protection Agency and/or the California Air Resources Board) 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 specifies the process to define fault-rupture hazard zones in California. One of the specific criteria given in this act provides that: “No structure for human occupancy shall be permitted to be placed across the trace of an active fault.”

Ambient Noise Level is the overall 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 is 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 nonresidential properties.

Average Daily Traffic (ADT) is the total volume of traffic that travels over a fixed point on a road in a 24-hour period. This is a commonly used measure of traffic volume.

Average Vehicle Ridership (AVR) is a ratio of the number of person trips divided by the number of vehicles used to make those trips during the peak periods. An AVR of 1.5 indicates that, on average, one out of every two vehicles is carrying two passengers. Increasing AVR is a means of accommodating travel demand while at the same time decreasing the number of vehicle trips made.

A-Weighted Decibel (dBA) is 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.

Bikeways is a term that encompasses bicycle lanes, bicycle paths, and bicycle routes.

Buffer is a strip of land designated to protect one type of land use from another with which it is incompatible. 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 Scenario is the calculation used to determine the potential development capacity available based on a land use plan.

Capacity of a road is the maximum number of vehicles that can safely use the road over a time period, such as one hour, under the prevailing roadway and traffic conditions. The prevailing roadway conditions are the factors that influence the design capacity of a roadway. The design capacity is a volume of traffic selected for design purposes which will provide a desired level of service. (See below for explanation of level of service.) Intersection capacity is affected by design factors such as width of the streets and the timing and length of the traffic signal and is the single most important factor influencing the capacity of a street. The capacity of an intersection is the maximum number of vehicles that can enter an intersection from a single approach, with most drivers being

able to clear the intersection without waiting for more than one complete signal cycle. The character, or type of traffic, also factors into the capacity of an intersection. These characteristics are the percent of turning vehicles; percent of commercial vehicles; whether parking is allowed nearby; pedestrian use of the intersection; and the location of bus stops.

Capital Improvement Program (CIP) is a plan for capital expenditures to be incurred each year over a fixed period of years, identifying the expected beginning and ending date, and the amount to be expended in each year and the method of financing those expenditures.

California Environmental Quality Act (CEQA) is 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) may be required to be prepared and certified as to its adequacy before taking action on the proposed project.

Caltrans (California Department of Transportation) is responsible for the design, construction, maintenance, and operation of the California State Highway System, as well as that portion of the Interstate Highway System within the State's boundaries. Alone and in partnership with Amtrak, Caltrans is also involved in the support of intercity passenger rail service in California, and is a leader in promoting the use of alternative modes of transportation.

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

City, with a capital "C," generally refers to the government or administration of the City of Torrance. City, with a lower case "c", may mean any city.

Class I Bikeway are off-road routes; located along designated multi-use trails or obsolete rail lines, the bikeways are separated from streets.

Class II Bike Lanes are on-road routes; located along arterial roadways, they are delineated by painted stripes and other features.

Class III Bike Routes are on-road routes; shared use with pedestrians or motor vehicle traffic, they provide a route that is signed but not striped.

Climate change is an effect of global warming, and can include changes in rainfall patterns and increased intensity and frequency of extreme weather events.

Collector is a relatively low-speed and low-volume street for moving traffic between arterial and local streets, and generally providing direct access to properties.

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

Community Redevelopment Agency (CRA) is a local agency created under California Redevelopment Law, or a local legislative body which has elected to exercise the powers granted to such an agency, 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.

Compatibility is the characteristics of different uses or activities that permit them to be located near each other in harmony and without conflict. The designation of permitted and conditionally permitted uses in zoning districts is intended to achieve compatibility within the district. Some elements affecting compatibility include intensity of occupancy as measured by dwelling units per acre; pedestrian or vehicular traffic generated; volume of goods handled; and such environmental effects as noise, vibration, glare, air pollution, or the presence of hazardous materials. On the other hand, many aspects of compatibility are based on personal preference and are much harder to measure quantitatively, at least for regulatory purposes.

Congestion Management Plan (CMP) is a mechanism employing growth management techniques, including traffic level of service requirements, development mitigation programs, transportation systems management, 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 and annually update a Congestion Management Plan.

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

Council of Governments (COG) is a regional planning and review authority whose membership includes representation from all communities in the designated region. The Southern California Association of Governments (SCAG) is an example of a COG in Southern California.

Coverage is the proportion of the area of the footprint of a building in relation to the area of the lot on which it stands.

Cumulative traffic is the traffic generated by other known projects in the vicinity of the new development.

Crime Prevention Through Environmental Design (CPTED) is a multi-disciplinary approach to deterring criminal behavior through environmental design. CPTED strategies rely upon the ability to influence offender decisions that precede criminal acts.

Day-Night Average Level (Ldn) is the average equivalent sound level during a 24-hour day, obtained after addition of 10 decibels to sound levels in the night after 10 P.M. and before 7 A.M. See also "Community Noise Equivalent Level."

Decibel (dB) is 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."

Demand-Responsive Transit is a transit service which provides door-to-door or point-to-point transportation at the user's request. Dial-a-Ride and Airport Shuttle services are examples of Demand-Responsive Transit.

Density refers to the population and development capacity of residential land. Density is described in terms of the dwelling units that can be accommodated on one acre of land (dwelling units per acre or du/ac) and the population associated with that density (population per acre or pop/ac).

Development is the construction, reconstruction, conversion, structural alteration, relocation, or enlargement of any structure; any mining, excavation, landfill or land disturbance; or any change in use, or alteration or extension of the use, of land.

Development Impact Fee (DIF) is fee or tax imposed on developers to help pay for the community's costs of providing services to a new development. The Development Impact Fee in Torrance, in accordance with the California Government Code 66000 (AB 1600), allows the City to levy fees to partially fund transportation facilities, the undergrounding of utilities, sewer and storm drain based on new development.

Dwelling is a structure or portion of a structure used exclusively for human habitation.

Dwelling, Multi-Family is a building containing two or more dwelling units for the use of individual families maintaining households; an apartment or condominium building is an example of this dwelling unit type.

Dwelling, Single-Family Attached is a dwelling attached to one or more other dwellings by a common vertical wall; duplexes and townhomes are examples of this dwelling unit type.

Dwelling, Single-Family Detached is a dwelling, not attached to any other dwelling, which is designed for and occupied by not more than one household and is surrounded by open space or yards.

Dwelling Unit is one or more rooms, designed, occupied or intended for occupancy as separate living quarters, with cooking, sleeping and sanitary facilities provided within the unit for the exclusive use of a single family maintaining a household.

Easement is a grant of one or more of the property rights by the property owner to and/or for use by the public, a corporation, or another person or entity.

Economic Base is the production, distribution and consumption of goods and services within a planning area.

Economic Development is generally applied to the expansion of a community's property and sales tax base or the expansion of the number of jobs through office, retail, and industrial development.

Element (Chapter) is a division of the General Plan referring to a topic area for which goals, policies, and programs are defined (e.g., land use, housing, circulation).

Emission standards are the maximum amount of pollutant legally permitted to be discharged from a single source, either mobile or stationary.

Environment is the sum of all external conditions and influences affecting the life, development and, ultimately, the survival of an organism.

Entitlements is the legal method of obtaining approvals for the right to develop property for a particular use.

Environmental Protection Agency (EPA) is the federal agency responsible for administration of laws to control and/or reduce pollution of air, water, and land systems.

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

Fault, Active is a fault that has moved within the last 11,000 years and which is likely to move again within the next 100 years.

Federal Aviation Administration (FAA) is an agency of the U.S. Department of Transportation that regulates civil aviation and certifies the airworthiness of aircraft.

Federal Emergency Management Agency (FEMA) is the federal agency within the Department of Homeland Security that is tasked with responding to, planning for, recovering from, and mitigating against human-made and natural disasters.

Fixed-Route Transit is transit service operating over the same street or highway pattern on a predetermined schedule. The Torrance Transit operates a fixed-route bus transit system.

Fire Flow is a rate of water flow that should be maintained to halt and reverse the spread of a fire.

Flood Insurance Rate Map (FIRM) is, 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.

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

Floor-Area Ratio (FAR) (see also Intensity) is the ratio between the total gross floor area of all buildings on a lot and the total land area of that lot; usually expressed as a numerical value (e.g., a building having 5,000 square feet of gross floor area located on a lot of 10,000 square feet in area has a floor area ratio of 0.5, sometimes also designated as a FAR of 0.5:1).

Freight is a term used to classify the transportation of cargo and is typically a commercial process.

General Plan is a legal document which takes the form of a map and accompanying text adopted by the local legislative body. The plan is a compendium of policies regarding the long term development of a jurisdiction. The State requires the preparation of seven elements or divisions as part of the plan: land use, housing, circulation, conservation, open space, noise, and safety. Additional elements pertaining to the unique needs of a jurisdiction are permitted.

Goal is the ultimate purpose of an effort stated in a way that is general in nature and immeasurable; a broad statement of intended direction and purpose (e.g., "Achieve a balance of land use types within the city").

Global Warming (also Global Climate Change) relates directly to the greenhouse effect, which is an increase in temperature around the world as a result of carbon dioxide and other greenhouse gases trapping the sun's warmth below our atmosphere. This process then causes rising sea levels, as water stored in the form of icecaps, icebergs, and glaciers begins to melt at accelerated rates.

Grade is the degree of rise or descent of a sloping surface.

Green building is the practice of increasing the efficiency of buildings and their use of energy, water, and materials, and reducing building impacts on human health and the environment, through better siting, design, construction, operation, maintenance, etc.

Greenhouse gases are one of a variety of different gases, the most prevalent of which include carbon dioxide, methane, and nitrous oxide. An increase in the amount of greenhouse gases in the atmosphere has been linked with global warming.

Ground Failure is a mudslide, landslide, liquefaction, or the compaction of soils due to ground shaking from an earthquake.

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

Groundwater is the supply of fresh water under the ground surface in an aquifer or soil that forms a natural reservoir.

Guiding Principles provide the framework for decision-making and establish benchmarks to measure decisions relative to community values and desires. The principles express Torrance leaders' and residents' strongest values for the future and guides development of the community.

HCD is the State Department of Housing and Community Development.

Hazardous Materials are injurious substances, including pesticides, herbicides, toxic metals and chemicals, liquefied natural gas, explosives, volatile chemicals, and nuclear fuels.

Historic Preservation is the preservation of historically significant structures and neighborhoods until such time as, and in order to facilitate, restoration, and rehabilitation of the building (s) to a former condition.

Household, according to the Census, is all persons living in a dwelling unit whether or not they are related. Both a single person living in an apartment and a family living in a house are considered households.

Household Income is the total income of all the people living in a household. Households are usually described as very low income, low income, moderate income, and upper income for that household size, based on their position relative to the county median income.

Housing Affordability is based on State and federal standards, and is the cost of housing as compared to a household's income. Housing is affordable when the housing costs are no more than 30 percent of household income.

Housing and Urban Development (HUD) is a federal agency that oversees the Federal Housing Administration and a variety of housing and community development programs.

Impact fee is a fee, also called a development fee, levied on the developer of a project by a jurisdiction as compensation for otherwise-unmitigated impacts the project will produce. Development fees must correspond to the estimated reasonable cost of providing the service for which the fee is charged.

Implementation Measure is an action, procedure, program, or technique that carries out General Plan policy.

In-lieu fees are 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.

Income Categories are four categories for classifying households according to income based on the median income for each county. The categories are as follows: Very Low (0-50% of county median); Low (50-80% of county median); Moderate (80-120% of county median); and Upper (over 120% of county median).

Infrastructure is the physical systems and services which support development and population, such as roadways, railroads, water, sewer, natural gas, electrical generation and transmission, telephone, cable television, storm drainage, and others.

Intelligent Transportation System (ITS) is application of advanced technologies to traffic and transportation problems to improve traffic signal coordination

across jurisdictional boundaries for both normal congestion and incidents, to improve regional signal system operations, to improve regional agency coordination regarding traffic operations, to improve traffic management during incidents and events, and to better inform the public about congestion and incidents.

Intensity (see also Floor-Area Ratio) is a measure of the amount or level of development often expressed as the ratio of building floor area to lot area (floor area ratio) for commercial, business, and industrial development, or dwelling units per acre of land for residential development (also called "density"). For the purposes of this General Plan, the intensity of non-residential development is described through the use of floor-area ratio and building floor area square footage.

Intersection is where two or more roads cross at grade.

Issue is a problem, constraint, or opportunity which becomes the basis for community action.

Jobs-to-Housing Ratio measures the extent to which job opportunities in a given geographic area are sufficient to meet the employment needs of area residents. This ratio identifies the number of jobs available in a given region compared to the number of housing units in the same region. For example, a region with a jobs-to-housing factor of 1.5 would indicate that 1.5 jobs exist for every housing unit within that region.

Local Agency Formation Commission (LAFCO) are independent, quasi-legislative agencies that were created in 1963 by the California Legislature, and are responsible for reviewing and approving proposed jurisdictional boundary changes, including the annexation and detachment of territory to and/or from cities and most special districts, incorporations of new cities, formations of new special districts, and consolidations, mergers, and dissolutions of existing districts. All LAFCOs include at least five Commissioners from cities, the county and the public.

Landscaping is planting, including, but not limited to, trees, shrubs, and ground covers, suitably designed, selected, installed, and maintained to enhance a site or right-of-way.

Land Use is a description of how land is occupied or used.

Land Use Plan is a plan showing the existing and proposed location, extent and intensity of development of land to be used in the future for varying types of residential, commercial, industrial, agricultural, recreational and other public and private purposes or combination of purposes.

Landslide is a general term for a falling or sliding mass of soil or rocks.

The Leadership in Energy and Environmental Design (LEED) is a third-party certification program and the nationally accepted benchmark for the design, construction and operation of high performance green buildings. LEED gives building owners and operators the tools they need to have an immediate and measurable impact on their buildings' performance. LEED promotes a whole-building approach to sustainability by recognizing performance in five key areas of human and environmental health: sustainable site development, water savings, energy efficiency, materials selection and indoor environmental quality.

Liquefaction is a process by which water saturated granular soils transform from a solid to a liquid state due to groundshaking. This phenomenon usually results from shaking from energy waves released in an earthquake.

Local Street is a street providing direct access to properties and designed to discourage through traffic.

Lot is the basic unit of land development. A designated parcel or area of land established by plat, subdivision, or as otherwise permitted by law, to be used, developed or built upon as a unit.

Level of Service (LOS) is a measure of congestion on a road, or at an intersection, that expresses the percentage of capacity of a road or intersection being used during a peak period. The LOS levels are designated "A" through "F", from the best to the worst, and cover the entire range of traffic operations that may occur.

Median Income is the annual income for each household size which is defined annually by the Federal Department of Housing and Urban Development. Half of the households in the region have incomes above the median and half are below.

Mitigate is to ameliorate, alleviate, or avoid to the extent reasonably feasible.

Mixed-Use Development refers to the mixing of compatible land uses such as residential, commercial, and office. While existing in different varieties, in most mixed-use structures or developments, commercial retail is encouraged as a focal point, particularly on ground-floor levels, as it can encourage increased activity at neighboring uses. Housing can be integrated within the same building or as separate, adjacent, free-standing use.

Mode of Travel is that type of transportation used by people to get to where they want to go. A mode of travel can be an auto, bus, bicycle, walking, rail or airplane.

Modified Mercalli Scale is a scale, composed of 12 increasing levels of intensity that range from imperceptible shaking to catastrophic destruction, that is designated by Roman numerals. It does not have a mathematical basis; instead it is an arbitrary ranking based on observed effects.

Municipal Area Express (MAX) is a commuter bus service that runs during the peak morning and afternoon commuting hours serving South Bay residents.

National Flood Insurance Program is a federal program which authorizes the sale of federally subsidized flood insurance in communities where such flood insurance is not available privately.

National Register of Historic Places is an official list of cultural resources worthy of preservation; part of a federal program designed to protect the nation's historic, architectural, and archaeological assets.

Natural Hazards are the forces of nature that can cause hazardous events such as earthquakes, floods, cold and heat waves, droughts, storms, and other similar events.

Neighborhood Watch is a crime prevention program that enlists the active participation of citizens in cooperation with law enforcement and municipal authorities.

Noise is any undesired audible sound.

Noise Contours are continuous lines of equal noise level usually drawn around a noise source, such as an airport or highway. The lines are generally drawn in five-decibel increments so that they resemble elevation contours in topographic maps.

Objectives are policies, results, or program improvements that the decision-maker wants to attain. Objectives should be independent of the solution and stated in a manner that does not preclude alternative approaches.

Open Space is any parcel or area of land or water essentially unimproved and set aside, designated, dedicated, or reserved for public or private use or enjoyment.

Outreach is an effort by individuals in an organization or group to connect its ideas or practices to the efforts of other organizations, groups, specific audiences or the general public.

Overcrowding, as defined by the federal government, is found in households with more than one person per room, excluding bathrooms, kitchens, hallways, and porches. Severely overcrowded households are households with greater than 1.5 persons per room.

Ozone is a pollutant formed by photochemical reactions between nitrogen oxides and reactive organic gases, levels of which are related to the formation of smog.

Parcel is a lot or tract of land.

Particulate is a minute, separate airborne particle of such materials as dust, smoke and pollen.

Peak hour(s) is the time in which traffic volume is the highest for the day, and is commonly the period of greatest congestion. Peak hours during the weekday are typically from 7:00 to 9:00 A.M. and 4:00 to 6:00 P.M., although some areas may experience peak periods at other times of the day.

Pedestrian Friendly is the extent to which the built environment is friendly to the presence of people living, shopping, visiting, enjoying or spending time in an area.

Planning Commission is a body, usually having five or seven members, created by a city or county in compliance with California law (Section 65100) which requires the assignment of the planning functions of the city or county to a planning department, planning commission, hearing officers, and/or the legislative body itself, as deemed appropriate by the legislative body.

Policy is a statement guiding action and implying clear commitment found within each element of the General Plan (e.g., "Provide incentives to assist in the development of affordable housing").

Pollution is the presence of matter or energy whose nature, location, or quantity produces undesired environmental effects.

Program is a coordinated set of specific measures and actions (e.g., zoning, subdivision procedures, and capital expenditures) the local government intends to use in carrying out the policies of the General Plan.

Public and Quasi-Public Uses include private and publicly owned land serving public agencies. Public uses include the Civic Center, public schools, parks, government facilities, police and fire stations, libraries, and water treatment facilities. Quasi-public uses include land owned by private entities that serve a community-wide function, such as private schools and utility easements.

Recreation, Active is 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 is a type of recreation or activity that does not require the use of organized play areas.

Redevelopment, under the California Community Redevelopment Law, is a process with the authority, scope, and financing mechanisms necessary to provide stimulus to reverse current negative business trends, remedy blight, provide job development incentives, and create a new image for a community. It provides for the planning, development, redesign, clearance, reconstruction, or rehabilitation, or any combination of these, and the provision of public and private improvements as may be appropriate or necessary in the interest of the general welfare. In a more general sense, redevelopment is a process in which existing development and use of land is replaced with newer development and/or use.

Regional is pertaining to activities or economies at a scale greater than that of a single jurisdiction, and affecting a broad homogeneous area.

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

Regional Needs Housing Assessment (RHNA) is mandated by State Housing Law as part of the periodic process of updating local housing elements of the General Plan. The RHNA quantifies the need for housing within each jurisdiction during specified planning periods.

Ridesharing generally refers to people sharing the same vehicle to travel to their final destinations; including carpooling and vanpooling.

Right-of-Way is a strip of land acquired by reservation, dedication, prescription or condemnation and intended to be occupied or currently occupied by a road, crosswalk, railroad, electric transmission lines, oil or gas pipeline, water line, sanitary or storm sewer, or other similar uses.

Roadway Functional Classifications is used to categorize roadways according to their predominant role in the highway network and also on the basis of their physical setting.

Southern California Association of Governments (SCAG) is a Metropolitan Planning Organization established for the purposes of researching and drawing up plans for transportation, growth management, hazardous waste management, and air quality.

Seismic is caused by or subject to earthquakes or earth vibrations.

Sewer is any pipe or conduit used to collect and carry away wastewater from the generating source to a treatment plant or discharge outfall.

Significant Effect is 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.

Site is a parcel of land used or intended for one use or a group of uses and having frontage on a public or an approved private street.

Site Plan is the development plan for one or more lots on which is shown the existing and proposed conditions of the lot including: topography, vegetation, drainage, flood plains, marshes and waterways; open spaces, walkways, means of ingress and egress, utility services, landscaping, structures and signs, lighting, and screening devices; any other information that reasonably may be required in order that an informed decision can be made by the approving authority.

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

Solid Waste is unwanted or discarded material, including garbage with insufficient liquid content to be free flowing, generally disposed of in landfills or incinerated.

South Bay is the region of the southwest peninsula of Los Angeles County. The name stems from its geographic features stretching along the southern shores of Santa Monica Bay (covering the coastal regions on Los Angeles County south of Los Angeles International Airport) which forms its western border.

Special Needs Groups are those segments of the population which have a more difficult time finding decent affordable housing due to special circumstances. Under State planning law, these special needs groups consist of the elderly,

handicapped, large families, single-parent households, farmworkers and the homeless.

Specific Plan, under Article 8 of the Government Code (Section 65450 et seq), is 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 which may be necessary or convenient for the systematic implementation of any General Plan element(s).

Sphere of Influence is a plan for the probable physical boundaries and service area of a local agency, as determined by the Local Agency Formation Commission. LAFCOs are responsible for establishing a sphere of influence for each city and district whose boundaries are regulated by LAFCO. Typically, a sphere of influence is the territory a city or district is expected to annex. Thus, spheres or influence are usually larger in area than the actual boundaries of a city or district, although they can be the same as the city or district boundaries. Cities and districts cannot provide services outside their sphere of influence except in very limited circumstances.

Standard is a (1) rule or measure establishing a level of quality or quantity that must be complied with or satisfied. The California Government Code (Section 65302) requires that General Plans describe "standards". Examples of standards might include the number of acres of parkland per 1,000 population that the community will attempt to acquire and improve. (2) Requirement 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.

Stationary Source is a non-mobile emitter of pollution.

Structure is anything constructed or erected which requires location on the ground (excluding swimming pools, fences, and walls used as fences).

Subdivision is the division of a lot, tract, or parcel of land that is the subject of an application for subdivision.

Subsidence is 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.

Subsidize is 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.

Substantial is considerable in importance, value, degree, or amount.

Sumps are a local term for shallow depressions that are used for flood control and retention basins.

Superfund Site is where toxic wastes have been dumped and the federal Environmental Protection Agency (EPA) has designated them to be cleaned up

Sustainable Development/Sustainability is development that has a minimal environmental impact and has a respect for ecology and the natural environment. Sustainable development minimizes the use of finite fuels and natural resources. More local production is encouraged. Driving is minimized; walking is encouraged.

Topography is the configuration of a surface, including its relief and the position of natural and human-built features.

A traffic model is an aid used to forecast the future actions and interactions of a transportation system under a given set of conditions such as land use, population and socioeconomic characteristics, and travel characteristics.

A Transit Center is a facility where buses and/or other transit routes converge, enabling passengers to transfer among routes and services.

Transportation Demand Management (TDM) is a process which encourages people to change their mode of travel or to not make a trip at all, for the purposes of reducing peak hour congestion and improving air quality. TDM programs include, for example, incentives for ridesharing or using public transit, disincentives for single auto occupancy trips, and telecommuting.

Transportation Systems Management (TSM) is a methodology for improving local transportation systems that is aimed at creating a more efficient use of the existing roadway system. TSM measures to increase existing system efficiency include signal synchronization, re-striping of streets to add lanes, and adding right or left turn pockets at intersections, and they typically do not include construction of new roadways or the acquisition of additional right-of-way to widen existing roads.

Trip is one way travel from an origin to a destination for a particular purpose such as a journey to work or the grocery store. The trip end is both the origin and destination of a trip; each trip has two trip ends. A person trip is one way

travel by one person from an origin to a destination by any mode of travel. Trip generation refers to vehicle or person trips produced by or attracted to specific land uses.

Trip Distribution is the origins and destinations of inbound and outbound project traffic.

Trip Generation is an estimation of vehicular trip generated by a development. Generation factors and equations used in the traffic forecasting are found in the Sixth Edition of Trip generation by the Institute of Transportation Engineers (ITE) or San Diego Traffic generators.

Tsunami is an ocean wave produced by a sub-marine earthquake, landslide, or volcanic eruption. These waves may reach enormous dimensions and have sufficient energy to travel across entire oceans.

Urban Design concerns the arrangement, appearance and functionality of towns and cities, and in particular the shaping and uses of urban public space. It has traditionally been regarded as a disciplinary subset of urban planning, landscape architecture, or architecture

U.S. Green Building Council (USGBC) is a non-profit trade organization that promotes sustainability in how buildings are designed, built and operated. The USGBC is best known for the development of the Leadership in Energy and Environmental Design (LEED) rating system and Greenbuild, a green building conference that promotes the green building industry, including environmentally responsible materials, sustainable architecture techniques and public policy.

Vacant lands or buildings are not actively used for any purpose.

Vernal Marsh is a depression flooded by runoff water from surrounding upland slopes.

Volume/Capacity Ratio, or V/C Ratio is the ratio of the volume of traffic to the design capacity of a road to handle those volumes. For example, if the capacity of the road is 20,000 vehicles/day and traffic counts indicate 18,000 vehicle/day are using the road, then the V /C Ratio is 1.8:2.0. V /C Ratios are used to estimate levels of service and congestion.

Zoning is a police power measure, enacted primarily by units of local government, in which the community is divided into districts or zones within which permitted and special uses are established as are regulations governing lot size, building bulk, placement, and other development standards.

Requirements vary from district to district, but they must be uniform within the same district. The zoning ordinance consists of a map and text.

Zoning District is a geographical area of a city zoned with uniform regulations and requirements.

Zoning Map is the officially adopted zoning map of the City specifying the location of zoning districts within all geographic areas of the City.

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