

OCEANSIDE

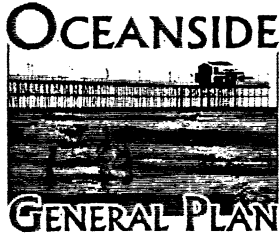


GENERAL PLAN

APPENDIX C

GLOSSARY

CITY OF OCEANSIDE



GLOSSARY

The following terms are defined to improve understanding of the concepts discussed in the General Plan. They are general in nature and are not intended to provide definitions applicable to ordinances or policies otherwise adopted by the City Council of the City of Oceanside, including but not limited to the Zoning Ordinance or the Subdivision Code. Please refer to the appropriate regulations or policies to determine the precise meanings of terms in those documents

Access: A way of approaching or entering a property, including ingress (the right to enter) and egress (the right to leave).

ADT: Average daily trips made by vehicles in a 24-hour period.

Affordable Housing: Based on State and federal standards, housing is affordable when the housing costs are no more than 30 percent of household income.

Air Basin: 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. The State is currently divided into 15 air basins.

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 (by the Environmental Protection Agency and the California Air Resources Board) level of pollutants in the outside air that cannot be exceeded legally during a specified time in a specified geographic area.

SANDAG: San Diego Association of Governments.

Ambient Noise Level: 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.

Annexation: The incorporation of a land area into an existing city with a resulting change in the boundaries of that city.

Archaeological Site: Land or water areas that show evidence of human, plant, or animal activity, usually dating from periods of which only vestiges remain.

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 nonresidential properties. The City has three arterial classifications: Prime, Major, and Secondary.

Assisted Housing: Housing units whose construction, financing, sales prices, or rents have been subsidized by federal, State, or local housing programs.

A-Weighted Decibel (dBA): 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.

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

Bike Lane: A corridor expressly reserved by markings for bicycles, existing on a street or roadway in addition to any lanes for use by motorized vehicles (Class II Bikeway).

Bike Path: An off-street facility with exclusive rights-of-way, designated for the exclusive use of bicycles and pedestrians (Class I Bikeway).

Bike Route: A facility shared with motorists and identified only by signs. A bike route has no pavement markings or lane stripes (Class III Bikeway).

Buffer: An area of land or other provisions intended to enhance compatibility between one type of land use or structure and another. Where a commercial district abuts a residential district, for example, additional use, setback, height, or landscaping 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 placing a multifamily housing zone between single-family housing and commercial uses.

Building: Any structure having a roof supported by columns or walls and intended for the shelter, housing, or enclosure of any individual, animal, process, equipment, goods, or materials of any kind or nature.

California Environmental Quality Act (CEQA): A State law requiring State and local agencies to regulate activities with consideration for environmental protection. If a proposed activity has the potential for a significant adverse environmental impact, an Environmental Impact Report (EIR) may be required to be prepared and certified as to its adequacy before taking action on the proposed project.

Caltrans: California Department of Transportation.

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.

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

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

City Council: The elected legislative body for the City of Oceanside.

Collector: A street for traffic moving between arterial and local streets, generally providing direct access to properties, though this is not desirable.

Community Care Facility: Any facility, place, or building which is maintained and operated to provide non-medical residential care, day treatment, adult day care, or foster family agency services for children, adults, or children and adults, including, but not limited to, the physically handicapped, mentally impaired, incompetent persons, and abused or neglected children, and includes residential facilities, adult day care facilities, day treatment facilities, foster family homes, small family homes, social rehabilitation facilities, community treatment facilities, and social day care facilities.

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

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

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 adopted community General Plans.

Compatibility: 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.

Condominium: A building, or group of buildings, in which units are owned individually, and the structure, common areas, and facilities are owned by all the owners on a proportional, undivided basis.

Congestion Management Plan (CMP): 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.

Congregate Care Housing: Generally defined as age-segregated housing built specifically for the elderly which provides services to its residents, the minimum of which is usually an on-site meal program, but which may also include housekeeping, social activities, counseling, and transportation. There is generally a minimum health requirement for acceptance into a congregate facility, as most do not offer supportive health care services, thus differing from a nursing home. Residents usually have

their own bedrooms and share common areas such as living rooms, dining rooms, and kitchens; bathrooms may or may not be shared.

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

Council of Governments (COG): A regional planning and review authority whose membership includes representation from all communities in the designated region. The San Diego Association of Governments (SANDAG) is an example of a COG for the San Diego area.

CRA: Community Redevelopment Agency.

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

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."

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.

Density: The number of dwelling units per unit of land; usually density is expressed "per gross acre" or "per net acre". Thus, the density of a development of 100 units occupying 20 acres is 5.0 units per gross acre.

Density Bonus: The allocation of development rights that allow a parcel to accommodate additional dwelling units beyond the maximum for which the parcel is zoned, in exchange for the provision of a certain percentage of those units as affordable (as defined by City and/or State law).

Density Transfer: A way of retaining open space by concentrating densities, usually in compact areas adjacent to existing urbanization and utilities, while leaving unchanged historic, sensitive, or hazardous areas.

Development: The division of a parcel of land into two or more parcels; the construction, reconstruction, conversion, structural alteration, relocation, or enlargement of any structure; any mining, excavation, landfill or land disturbance; and any use or extension of the use of land.

Development Impact Fees: A fee or charge imposed on developers to pay for the costs to the City of providing services to a new development.

Development Phasing Program: A program that establishes the requirement that the issuance of building and grading permits shall be phased in a manner that assures implementation of required transportation or other improvements within the City. However, through the CEQA process, the City may tie the phasing of development to improvements outside of the City as mitigation measures/conditions of approval for project-generated traffic impact fees.

Development Plan: A plan, to scale, showing uses and structures proposed for a parcel or multiple parcels of land. It includes lot lines, streets, building sites, public open space, buildings, major landscape features, and locations of proposed utility services.

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

Domestic water; potable water: Water that has undergone adequate treatment and is considered suitable for human drinking and cooking uses.

Dwelling: A structure or portion of a structure designed, occupied, or intended for human habitation purposes.

Dwelling, Multi-Family: A structure or group of structures 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: 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: A dwelling, not attached to any other dwelling, which is designed for and occupied by not more than one household.

Dwelling Unit: One or more rooms designed, occupied, or intended for occupancy as separate living quarters, with cooking, sleeping and sanitary facilities provided within the unit.

Easement: 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: The production, distribution, and consumption of goods and services within a planning area.

Element: 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).

Eminent Domain: The authority of a government to take, or to authorize the taking of, with compensation, private property for public use.

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.

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

Environmental Impact Report (EIR): A report, as prescribed by the California Environmental Quality Act (CEQA), on the effect of a development proposal and other major actions that significantly affect the environment.

Essential Facilities: Those facilities whose continued functioning is necessary to maintain public health and safety following a disaster. These facilities include fire and police stations, communication facilities, emergency operation centers, hospitals, administrative buildings, and schools designated as mass care shelters. Also included are key transportation facilities and utility facilities such as water supply, sewage disposal, gas storage facilities and transmission lines, and electric generation stations and transmission lines.

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

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

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

Fault, Inactive: A fault that shows no evidence of movement in the last 11,000 years and no potential for movement in the relatively near future.

Fault, Potentially Active: A fault that last moved within the Quaternary Period (the last 2,000,000 to 11,000 years) before the Holocene Epoch (11,000 years to the present); or a fault that, because it is judged to be capable of ground rupture or shaking, poses an unacceptable risk for a proposed structure.

FEMA: Federal Emergency Management Agency.

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

Flood Insurance Rate Map (FIRM): For each community, the official map on which the Federal Insurance Administration has delineated areas of special flood hazard and the risk premium zones applicable to that community.

Flood Plain: 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).

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

Floodway: The channel of a watercourse or river, and portions of the flood plain adjoining the channel, which are reasonably required to carry and discharge the base flood of the channel.

Floor Area Ratio (FAR): The ratio of the gross floor area of all buildings on a site divided by the site area; 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 .5:1, sometimes also designated as a FAR of 0.5).

General Plan: 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 an agency are permitted.

Grade: The degree of rise or descent of a sloping surface.

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.

Ground Failure: Mudslide, landslide, liquefaction, or the compaction of soils due to ground shaking from an earthquake.

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

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

Group Quarters: A facility that houses groups of unrelated persons not living in households (U.S. Census definition).

Growth Management: Techniques used by government to control the rate, amount, and type of development.

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

Handicapped (disabled): A person determined to have a mobility impairment or mental disorder expected to be of long or indefinite duration. Many such impairments or disorders are of such a nature that a person's ability to live independently can be improved by appropriate housing conditions.

HCD: State Department of Housing and Community Development.

Hazardous Materials: An injurious substance, including pesticides, herbicides, toxic metals and chemicals, liquefied natural gas, explosives, volatile chemicals and nuclear fuels.

Historic Area: A district, zone, or site designated by local, State, or federal authorities within which buildings, structures, and places are of basic and vital importance due to their association with history or their unique architectural style and scale, and therefore should be preserved and/or developed in accord with a fixed plan.

Household: According to the Census, a household 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.

Appendix C - Glossary

Household Income: 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.

HUD: U.S. Department of Housing and Urban Development.

Human Services: The programs which are provided by the local, State, or federal government to meet the health, welfare, recreational, cultural, educational, and other special needs of its residents.

Implementation Program: An action, procedure, program, or technique that carries out General Plan policy.

Income Categories: 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).

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

Infrastructure: 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.

Intensity: 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, industrial, and other non-residential development, or dwelling units per acre of land for residential development (density).

Intersection: Where two or more roads cross at grade.

Jobs/Housing Balance; Jobs/Housing Ratio: The jobs/housing ratio divides the number of jobs in an area by the number of housing units. A ratio of 1:1 (1.0) means that a community has an equal number of jobs as housing. A ratio greater than 1.0 typically indicates a net in-commute of employed persons; less than 1.0 a net out-commute of employed persons. However, in communities with an average of more than one wage earner per household, a ratio of 1.5 or 1.75 may be considered balanced.

Land Use: A description of how land is occupied or used.

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

LIHPRHA: Low Income Housing Preservation and Resident Homeownership.

Liquefaction: 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 Agency Formation Commission (LAFCO): A five or seven-member commission within each county that reviews and evaluates all proposals for formation of special districts, incorporation of cities,

annexation to special districts or cities, consolidation of districts, and merger of districts with cities. Each county's LAFCO is empowered to approve, disapprove, or conditionally approve such proposals.

Local Street: A street providing direct access to abutting properties and to provide a connection between neighborhoods and the collector street system.

Lot: A parcel or area of land established by plat, subdivision, or as otherwise permitted by law, to be used, developed or built upon, including the building site and all required yards and open spaces.

LOS: Level of Service of roadway and intersection operations. Level of Service is rated on a scale of A (best) to F (worst), based on criteria such as percent of roadway capacity used and waiting times at intersections.

Manufactured Housing: Residential structures that are constructed entirely in the factory, and which since June 15, 1976, have been regulated by the federal Manufactured Home Construction and Safety Standards Act of 1974 under the administration of the U.S. Department of Housing and Urban Development (HUD).

Median Income: The annual income for each household size that 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.

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

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

Mixed Use: Properties on which various uses, such as office, commercial, institutional, and residential are combined in a single building.

Mobile Home: A structure, transportable in one or more sections, at least eight feet in width and 32 feet in length, built on a permanent chassis, and designed to be used as a dwelling unit, with or without a permanent foundation when connected to the required utilities.

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

National Environmental Policy Act (NEPA): An act passed in 1974 establishing federal legislation for national environmental policy, a council on environmental quality, and the requirements for environmental impact statements (EIS).

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

Noise: Any undesired audible sound.

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

Non-Conforming Use: A use that was valid when brought into existence, but which by subsequent regulation no longer conforms to the use regulations for the district in which such use is located. "Non-conforming use" is a generic term and may also include (1) non-conforming buildings (by virtue of size, type of construction, location on land, or proximity to other structures), (2) non-conforming use of a conforming building, (3) non-conforming use of a non-conforming building, and (4) non-conforming use of land. Thus, any use lawfully existing on a piece of property that is inconsistent with a new or amended General Plan, and that is a violation of a zoning ordinance amendment subsequently adopted in conformance with the General Plan, will be a non-conforming use.

Non-Domestic Water: Water consisting of, but not limited to, a combination of treated wastewater and intercepted surface stream flow, supplemented by other waters including potable water.

NPDES: National Pollutant Discharge Elimination System.

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

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

Overcrowding: As defined by the Census, a household with greater than 1.01 persons per room, excluding bathrooms, kitchens, hallways, and porches.

Parcel: A lot or tract of land.

Planning and Research, Office of (OPR): A governmental division of the State of California which has among its responsibilities the preparation of a set of guidelines for use by local jurisdictions in drafting General Plans.

Planning Area: The planning area is the land area addressed by the General Plan. The planning area boundary may coincide with the Sphere of Influence, which encompasses land both within the City limits and potentially annexable land, or may encompass land both within the City limits and in the surrounding area that relates to the City's long-range planning.

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

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

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

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

Redevelopment: 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: Pertaining to activities or economies at a scale greater than that of a single jurisdiction, and affecting a broad homogeneous area.

Regulation: A rule or order prescribed for managing government.

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

Restoration: The replication or reconstruction of a building's original architectural features, usually describing the technique of preserving historic buildings.

Retrofit: To add materials and/or devices to an existing building or system to improve its operation, safety, or efficiency. Buildings have been retrofitted to use solar energy and to strengthen their ability to withstand earthquakes, for example.

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

Right-of-Way: 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.

Risk: The danger or degree of hazard or potential loss.

Sanitary Landfill: The controlled placement of refuse within a limited area, followed by compaction and covering with a suitable thickness of earth and other containment material.

SANDAG: San Diego Association of Governments.

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

Seismic: Caused by or subject to earthquakes or earth vibrations.

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.

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

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

Site: 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 Area, Gross: The total horizontal area within the property lines of a site.

Site Area, Net: The portion of a site that can potentially be built upon. The following generally are not included in the net acreage of a site: public or private road rights-of-way, public open space, and easements.

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

Solar Access: A property owner's right to have the sunlight shine on his/her land.

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

Special Needs Groups: 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.), a legal tool for detailed design and implementation of a defined portion of the area covered by a General Plan. A specific plan may include all detailed regulations, conditions, programs, and/or proposed legislation that may be necessary or convenient for the systematic implementation of any General Plan element(s).

Sphere of Influence: The probable ultimate physical boundaries and service area of a local agency (city or district) as determined by the Local Agency Formation Commission (LAFCO) of the county.

Standard Metropolitan Statistical Area (SMSA): A county or group of contiguous counties which contains at least one city of 50,000 inhabitants or more, or twin cities of a combined population of at least 50,000.

Standards: (1) A 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) Requirements in a zoning ordinance that govern building and development as distinguished from use restrictions; for example, site-design regulations such as lot area, height limit, frontage, landscaping and floor area ratio.

Stationary Source: A non-mobile emitter of pollution.

Structure: Anything constructed or erected that requires location on the ground (excluding swimming pools, fences, and walls used as fences).

Subdivision: The division of a lot, tract, or parcel of land for the purpose of sale, whether immediate or in the future.

Subdivision Map Act: Division 2 (Sections 66410 et seq.) of the California Government Code, which vests in local legislative bodies the regulation and control of the design and improvement of subdivisions, including the requirement for tentative and final maps. (See "Subdivision.")

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

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

Traffic Calming: Reducing motorist speed, decreasing vehicle volumes, and increasing safety for pedestrians and nonmotorized vehicles.

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 the number of vehicular trips generated by or attracted to new or existing development. TSM measures attempt to reduce the number of vehicle trips by increasing bicycle or pedestrian trips or by expanding the use of bus, transit, carpool, vanpool, or other high occupancy vehicles.

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

Trip-Generation Rate: The number of vehicle trips per acre, per 1,000 square feet of floor area, per housing unit or other unit of measure during a 24-hour period. Measured trip-generation rates are used to project the impact of development on the traffic-circulation system.

Uniform Building Code (UBC): A standard building code that sets forth minimum standards for construction.

Units At-Risk of Conversion: Housing units that are currently restricted to low-income housing use and will become unrestricted and possibly be lost as low-income housing.

Water Course: Any natural or artificial stream, river, creek, ditch, channel, canal, conduit, culvert, drain, waterway, gully, ravine, or wash in which water flows in a definite channel, bed and banks, and includes any area adjacent thereto subject to inundation by reason of overflow or flood water.

Wetland: An area that is inundated or saturated by surface water or groundwater at a frequency and duration sufficient to support a prevalence of vegetation typically adapted for life in saturated soil conditions, commonly known as hydrophytic vegetation.

Zoning: 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: A geographical area of a city zoned with uniform regulations and requirements.

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