

# Glossary

**100-Year Flood.** That flood event that has a one-percent chance of occurrence in any one year.

**500-Year Flood.** The magnitude of a flood expected to occur on the average every 500 years, based on historical data. The 500-year flood has a 1/500, or 0.2 percent, chance of occurring in any given year.

**Active and Passive Recreation.** In addition to a park's primary classification, the city may describe a park as containing active and/or passive areas. Parks can be developed with either active or passive park amenities or a combination of both. Active park areas typically provide a form of organized and/or supervised recreation, such as gymnasiums, swim complexes, multi-use ball fields, tot lots, hard court play surfaces, volleyball, horseshoe areas, BMX bike courses, and skate parks or a combination thereof. Passive park areas often provide minimal or no amenities associated with active use. The very nature of passive use implies quiet, contemplative, low impact activity, such as nature trails, walkways, picnic tables, benches, and small turf and/or landscaped areas.

**Active Open Space.** Open space areas that typically include more complex site improvements and generally have provisions for programmed recreation.

**Affordable Housing.** Housing for which the allowable housing expenses for a for-sale or rental dwelling unit paid by a household would not exceed thirty percent of the gross monthly income for target income levels, adjusted for household size.

**Agriculture.** The cultivation and tilling of the soil, dairying, the production, cultivations, growing and harvesting of any agricultural or horticultural commodities, the raising of livestock, bees, fur-bearing animals, or poultry, and the preparation of farm products for market.

**Aquaculture.** A form of agriculture devoted to propagation, cultivation, maintenance, and harvesting of aquatic plants and animals in marine, brackish, and fresh water. Aquaculture does not include species of ornamental marine or freshwater plants and animals unless utilized for human consumption or bait purposes and maintained in closed systems for personal, pet industry or hobby purposes. This definition specifically excludes hydroponics.

**Arterial.** Streets that collect and distribute traffic to/from freeways and expressways to the local network.

**Attainment Status.** Under amendments to the federal Clean Air Act, the Environmental Protection Agency has classified air basins or portions thereof, as

either “attainment” or “nonattainment” for each criteria air pollutant, based on whether or not the national standards have been achieved.

**Avigation Easement.** An easement that transfers certain property rights from a property owner to an airport owner. Among other things, an avigation easement grants the right of flight in the airspace above the property, allows the generation of noise and other impacts associated with overflight, restricts the height of structures, trees and other objects on the property, prohibits potential on ground flight hazards (sources of light/glare, etc.) and permits access to the property to remove or mark objects exceeding the established height limit.

**Best Management Practices (BMP).** The combination of conservation measures, structure, or management practices that reduces or avoids adverse impacts of development on adjoining site’s land, water, or waterways, and waterbodies.

**Bike Facilities.** These include bike paths (Class I Facilities), bike lanes (Class II Facilities), and bike routes (Class III Facilities), following a classification system established in the Visalia Bikeway Plan.

**Buffer.** In terms of land use, a buffer is a transitional zone or piece of land between two different land uses.

**Buildout.** That level of development characterized by full occupancy of all developable sites in accordance with the General Plan; the maximum probable level of development envisioned by the General Plan under specified assumptions about densities and intensities.

**California Department of Transportation (Caltrans).** The state agency in charge of transportation planning, construction and maintenance of the state’s highway system.

**California Environmental Quality Act (CEQA).** Requires the assessment of projects for environmental effects, establishes procedures for preparing and processing environmental documents and includes requirements for the monitoring of environmental mitigation conditions placed on a project.

**Campground.** A plot of ground upon which two or more campsites are located, established or maintained for occupancy by camping units of the general public as temporary living quarters for recreation, education or vacation purposes.

**Capital Improvement Program (CIP).** The multi-year scheduling of public physical improvements based on studies of fiscal resources available and the choice of specific improvements to be constructed.

**Carbon Dioxide (CO<sub>2</sub>).** The most common of the greenhouse gases, CO<sub>2</sub> is emitted as a result of fossil fuel combustion.

**Carbon Dioxide Equivalent (CO<sub>2</sub>E).** A standard measurement for assessing total greenhouse gas emissions, scaling emissions of non-CO<sub>2</sub> greenhouse gases based on their relative global warming potential compared to CO<sub>2</sub>.

**Citywide Facilities and Improvements Plan.** A plan that identifies the public facilities that will be needed when the city is completely developed.

**Class I Bikeway (bike path).** Provides a separated corridor that is not served by streets and highways and is away from the influence of parallel streets. Class I bikeways are for non-vehicle use only with opportunities for direct access and recreational benefits, right-of-way for the exclusive use of bicycles and pedestrians, and cross flow conflicts are minimized.

**Class II Bikeway (bike lane).** Provides a delineated right-of-way assigned to bicyclists to enable more predictable movements, accommodating bicyclists through corridors where insufficient room exists for side-by-side sharing of existing streets by motorists and bicyclists.

**Class III Bikeway (bike route).** Shared facility that serves either continuity to other bicycle facilities or designates preferred routes through high demand corridors.

**Climate Change.** Climate change, or global climate change, refers to a change in the average climate of the earth that may be measured by wind patterns, storms, precipitation, and temperature. The baseline by which these changes are measured originates in historical records identifying temperature changes that have occurred in the distant past, such as during previous ice ages.

**Clustering/Cluster-Type Housing.** Development patterns in which the uses are grouped or “clustered” through a density transfer, rather than spread evenly throughout a parcel as in conventional lot-by-lot development. A zoning ordinance may authorize such development by permitting smaller lot sizes if a specified portion of the land is kept in permanent open space either through public dedication or through creation of a homeowners association.

**Community Garden.** A cooperatively-managed garden in an urbanized area. Community gardens can be a source of fresh produce and provide learning opportunities for community members.

**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 p.m. to 10 p.m. and after addition of 10 decibels to sound levels in the night from 10 p.m. to 7 a.m.

**Compatible.** Capable of existing together without conflict or ill effects.

**Complete Streets.** Complete Streets are designed and operated to enable safe, attractive, and comfortable access and travel for all users, including motorists, pedestrians, bicyclists, children, seniors, individuals with disabilities, and users of public transportation.

**Connectivity.** The quality of street patterns that allows for through movement between and within neighborhoods.

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

**Consistent.** Free from variation or contradiction.

**Corridor.** A connecting area of land that is identified by a specific common characteristic. Examples include greenways, trails, wildlife linkages, visual corridors and transportation rights-of-way.

**Criteria Air Pollutants.** Pollutants for which the federal and state governments have established ambient air quality standards, or criteria, for outdoor concentrations to protect public health. Six pollutants identified by EPA under the federal Clean Air Act that are pervasive in urban environments and for which state and national health-based ambient air quality standards have been established. These are ozone (O<sub>3</sub>), carbon monoxide (CO), nitrogen dioxide (NO<sub>2</sub>), sulfur dioxide (SO<sub>2</sub>), particulate matter (PM), and lead.

**Cultural Facilities.** Premises operated to accommodate cultural pursuits such as visual or performing arts, lectures, or exhibitions.

**Culture.** The acquaintance with and taste in fine arts, humanities, and broad aspects of science reflected in institutions specializing in zoology, paleontology, history, archaeology, and horticulture.

**Curb Cut.** The opening along the curb line at which point vehicles or other wheeled forms of transportation may enter or leave the roadway. Curb cuts are essential at street corners for wheelchair users.

**Day-Night Noise Level (Ldn).** The A-weighted average sound level for a given area (measured in decibels) during a 24-hour period with a 10 dB weighting applied to night-time sound levels (after 10 p.m. and before 7 a.m.). The Ldn is approximately numerically equal to the CNEL for most environmental settings.

**Decibel (dB).** A unit of measurement used to express the relative intensity of sound as heard by the human ear describing the amplitude of sound, equal to 20 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).

**Decibel, A-weighted (dBA).** The “A-weighted” scale for measuring sound in decibels; weights or reduces the effects of low and high frequencies in order to stimulate human hearing. Every increase of 10 dBA doubles the perceived loudness though the noise is actually ten times more intense.

**Dedication, In lieu of.** Cash payments that may be required of an owner or developer as a substitute for a dedication of land, and referred to as in lieu fees or in lieu contributions.

**Dedication.** The commitment 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 required by the city as conditions of approval on a development.

**Density.** The number of people or dwelling units in a given area, typically expressed in dwelling units or people per acre.

**Depth-to-Slide Plane.** The distance from the ground to the rupture surface of a landslide.

**Detention Basin.** Facility classified according to the broad function it serves, such as storage, diversion or detention. Detention facilities are constructed to retard flood runoff and minimize the effect of floods.

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

**Development.** The extension, construction, or change in density or intensity of land uses. Development activities include but are not limited to: subdivision of land; construction or alteration of structures, roads, utilities, and other facilities; installation of septic systems; grading; deposit of refuse, debris, or fill materials; and clearing of natural vegetation cover (with the exception of agricultural activities). Routine repair and maintenance activities are not considered as “development.” (For a precise definition of development in the Coastal Zone, see Carlsbad Municipal Code Chapter 21.04.)

**Easement.** A right given by the owner of land to another party for specific limited use of that land. An easement may be acquired by a government through dedication when the purchase of an entire interest in the property may be too expensive or unnecessary; usually needed for utilities or shared parking.

**Endangered Species, California.** A native species or sub-species of a bird, mammal, fish, amphibian, reptile, or plant, which is in serious danger of becoming extinct throughout all or a significant portion of its range, due to one or more factors, including loss in habitat, change in habitat, over-exploitation, predation, competition, or disease. The status is determined by the State Department of Fish and Game together with the State Fish and Game Commission.

**Endangered Species, Federal.** A species which is in danger of extinction throughout all or a significant portion of its range, other than the species of the Class Insect determined to constitute a pest whose protection under the provisions of the 1973 Endangered Species Act, as amended, would present an overwhelming and overriding risk to humans. The status is determined by the US Fish and Wildlife Service and the Department of the Interior.

**Environment.** The physical conditions which exist within the area which will be affected by a proposed project, including land, air, water, minerals, flora, fauna, noise, and objects of historic or aesthetic significance.

**Environmental Impact Report (EIR).** A document used to evaluate the potential environmental impacts of a project, evaluate reasonable alternatives to the project, and identify mitigation measures necessary to minimize the impacts. The California Environmental Quality Act (CEQA) requires that the agency with primary responsibility over the approval of a project (the lead agency) evaluate the project's potential impacts in an Environmental Impact Report (EIR).

**Environmentally Sensitive Habitat Areas.** As defined by the California Coastal act, these are areas containing plants or animals in their habitats that are rare or valuable due to their specific role in the ecosystem, and are likely a potential for disturbance due to human activities.

**Environmentally Sensitive Lands.** Open space lands that are constrained or prohibited from development including beaches, lagoons, wetlands, other permanent water bodies, riparian and other habitats and steep slopes.

**Equivalent Continuous Sound Level (Leq).** A single-number representation of the fluctuating sound level in decibels over a specified period of time. It is a sound-energy average of the fluctuating level.

**Erosion.** The process by which material is removed from the earth's surface (including weathering, dissolution, abrasion, and transportation), most commonly by wind or water.

**Fault.** A fracture in the earth's crust forming a boundary between rock masses that have shifted. An active fault is a fault that has moved recently and which is likely to again. An inactive fault is a fault that shows no evidence of movement in recent geologic time and little potential for movement.

**Findings.** A conclusion reached after an examination; a statement or document containing an authoritative decision or conclusion.

**Fire Hazard.** Any condition or action which may increase the potential of fire to a greater degree than that customarily recognized as normal by official agencies responsible for fire prevention or suppression, or which may obstruct, delay, hinder or interfere with the operations of the fire agency or the egress of occupants in the event of fire.

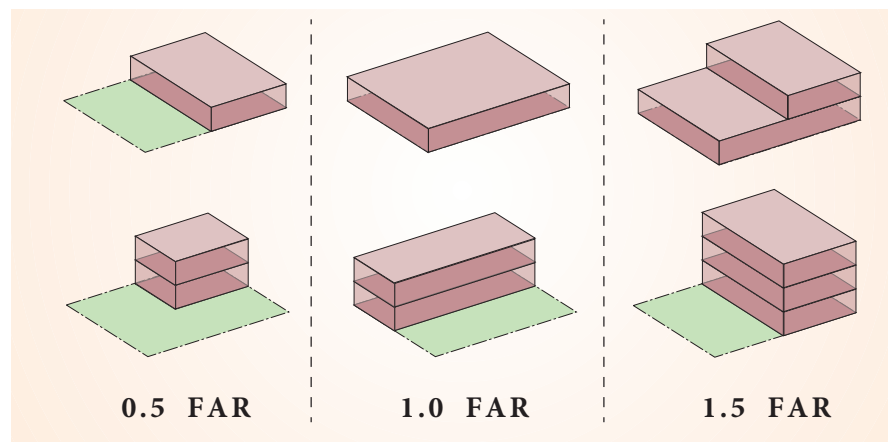
**Fire Protection Services.** Services designed to protecting life and/or property through such operations which may be necessary to extinguish or control any fire, perform any rescue operation, investigate suspected or reported fires, gas leaks, or other hazardous conditions or situation.

**Flood Zone.** The relatively level land area on either side of the banks of a stream that is subject to flooding under a 100-year or a 500-year flood.

**Floodplain.** An area adjacent to a lake, stream, ocean or other body of water lying outside the ordinary banks of the water body and periodically inundated by flood flows. Often referred to as the area likely to be inundated by the 100-year flood.

**Floodway.** A river channel and adjacent land area within a floodplain needed to carry a 100-year frequency flood without increasing the water surface elevation more than 1 foot at any point. The boundary of the 100-year floodway shall be determined using data contained on the city's National Flood Insurance Maps.

**Floor Area Ratio (FAR).** The ratio between gross floor area of structures on a site and gross site area. Thus, a building with a floor area (excluding building area devoted to parking) of 100,000 square feet on a 50,000 square-foot lot will have a FAR of 2.0.



*Examples showing the concept of FAR:*

**Frequency.** The composition or spectrum of the sound. Frequency is a measure of the pressure fluctuations per second.

**Gray Water.** Untreated household wastewater that comes from bathtubs, showers, bathroom washbasins, clothes washing machines, and even kitchen sinks, and which is re-used for non-potable water applications such as sub-surface irrigation and toilet flushing. It is a form of water recycling without an intermediate treatment process.

**Green Building.** A Green Building generally refers to one that is environmentally friendly in terms of energy consumption, or the waste it produces during its entire life-cycle. A Green Building will have less significant impact on the environment compared to a regular building. Green buildings may be scored by rating systems, such as the Leadership in Energy and Environmental Design (LEED) rating system developed by the U.S. Green Building Council, Green Globes from GBI, and other locally developed rating systems.

**Greenhouse Gases.** Gases in the atmosphere that absorb and emit radiation within the thermal infrared range. This process is the fundamental cause of the greenhouse effect. Carbon dioxide, methane, and ozone are examples of greenhouse gases.

**Greenway.** An open space connector linking parks, nature preserves, cultural features, or historic sites to each other and with populated areas in order to improve environmental quality and provide for outdoor recreation.

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

**Growth Management Plan.** A comprehensive approach to land use planning now and in the future established by Carlsbad voters. It links residential, commercial and industrial development directly to the availability of public services and facilities. It sets limits on the total number of housing units to be built citywide and in each quadrant.

**Habitat Management Plan.** A comprehensive, citywide program which identifies how the city can preserve the diversity of natural habitats and protect rare and unique biological resources.

**Habitat.** The natural environment of a plant or animal.

**Hazardous Material.** A material or form of energy that could cause injury or illness to persons, livestock, or the natural environment. Some examples from everyday life include, gasoline, fertilizers, detergents, used cooking oil, mineral spirits, batteries, and paint.

**Hazardous Waste.** Waste that requires special handling to avoid illness or injury to persons or damage to property. Includes, but is not limited to, inorganic mineral acids of sulfur, fluorine, chlorine, nitrogen, chromium, phosphorous, selenium and arsenic and their common salts; lead, nickel, and mercury and their inorganic salts or metallo-organic derivatives; coal, tar acids such as phenol and cresols and their salts; and all radioactive materials.

**Historic Resource.** A historic building or site that is noteworthy for its significance in local, state, national, its architecture or design, or its works of art, memorabilia, or artifacts.



**Historic Structure.** A structure deemed to be historically significant based on its visual quality, design, history, association, context, and/or integrity.

**Household.** All people, related or unrelated, who occupy a housing or dwelling unit.

**Hydrology.** The science dealing with the properties, distribution and circulation of water and snow.

**Impervious Surface.** Any material that reduces or prevents absorption of water into land.

**Implementation.** Actions, procedures, programs, or techniques that carry out policies.

**Infill.** The development of new housing or other buildings on scattered vacant or underutilized lots in a predominantly developed area or on new building parcels created by permitted lot splits.

**Infrastructure.** Permanent utility installations, including roads, water supply lines, sewage collection pipes, and power and communications lines.

**Intensity.** Measured as the amount of floor space in a given area (see also Floor Area Ratio).

**Jobs to Employed Residents' Ratio.** Total jobs divided by total employed residents (i.e. people who live in the area, but may work anywhere). 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.

**LEED.** The Leadership in Energy and Environmental Design (LEED) Green Building Rating System™ is the nationally accepted benchmark for the design, construction, and operation of high performance green buildings.

**Level.** The magnitude or loudness of sound. Sound levels are measured and expressed in decibels (dB).

**Liquefaction.** A sudden large decrease in the shearing resistance of cohesion less soil, caused by a collapse of the structure by shock or strain, and associated with a sudden but temporary increase of the pore fluid pressure.

**Local Coastal Program (LCP).** A specifically prepared land use plan and implementation program for the portion of the city located within the Coastal Zone boundaries as defined by the California Coastal Act. The plan must address the protection of coastal resources and public access to the coastline.

**Local Facilities Management Plan.** Shows how and when the following facilities and improvements necessary to accommodate development within the zone will be installed or financed: city administrative facilities, library, wastewater treatment, parks, drainage, circulation, fire facilities, open space, schools, sewer facilities and water facilities.

**Master Plan.** A plan that supplements and provides more detail to the General Plan and the Land Use Element as it applies to a portion of land in the city.

**Minerals.** Any naturally occurring chemical element or compound, or groups of elements and compounds, formed from inorganic processes and organic substances, including, but not limited to, coal, peat, and bituminous rock, but excluding geothermal resources, natural gas, and petroleum (Public Resources Code Section 2005).

**Mitigation Measures.** Action taken to avoid, minimize, or eliminate environmental impacts. Mitigation includes: avoiding the impact altogether by not taking a certain action or parts of an action; minimizing impacts by limiting the degree or magnitude of the action and its implementation; rectifying the impact by repairing, rehabilitating, or restoring the affected environment; reducing or eliminating the impact over time by preservation and maintenance during the life of the action; and compensating for the impact by repairing or providing substitute resources or environments.

**Mitigation.** A specific action taken to reduce environmental impacts. Mitigation measures are required as a component of an environmental impact report (EIR) if significant measures are identified.

**Mixed Use.** A development project which includes two or more land use such as residential and commercial, or commercial and professional office.

**Mode (transportation).** Each form of transportation is a mode: public transit, bicycling, walking, and driving.

**Multi-modal Level of Service (MMLOS).** A methodology used to evaluate and describe the quality of mobility provided by a transportation system. MMLOS considers all travel modes: vehicular, pedestrian, bicycle, and transit. Vehicle level of service is determined by the Highway Capacity Manual and levels of service for pedestrian, bicycle and transit are determined by a qualitative “grade”. Levels of service for all travel modes range from LOS A to LOS F. For example, LOS A would reflect outstanding operational characteristics and traveler experience for a travel mode, while a LOS F would reflect a poor service level for a travel mode (such as vehicle congestion, lack of sidewalk, bicycle facilities, transit stops, etc).

**Natural Open Space.** Includes environmentally constrained and non-constrained areas that are in, or similar to being in, their natural or naturalized state.

**Natural Resources.** Plant and animal habitat; nature preserves; beaches and bluffs; wetland and riparian areas; canyons and hillsides; and water features such as lagoons and streams.

**Nitrogen Oxides (NO<sub>x</sub>).** Chemical compounds containing nitrogen and oxygen; react with volatile organic compounds, in the presence of heat and sunlight to form ozone. They are also a major precursor to acid rain.

**Noise Attenuation.** Reduction of the level of a noise source using a substance, material, or surface.

**Noise Contours.** Lines indicating equal levels of noise exposure. CNEL and Ldn are the metrics used to describe annoyance due to noise and to establish land use planning criteria for noise.

**Noise Sensitive Land Uses.** Land uses that are particularly affected by excessive noise, including residences, motels, hotels, public meeting rooms, schools, churches, libraries, hospital, parks, recreation areas, etc.

**Open Space.** Any area of land or water that is devoted to an open space use and designated on the city's Land Use Map as open space, or dedicated in fee title or easement for open space purposes. The open space may be in its natural state or modified.

**Ozone (O<sub>3</sub>).** A compound consisting of three oxygen atoms that is the primary constituent of smog. It is formed through chemical reactions in the atmosphere involving volatile organic compounds, nitrogen oxides, and sunlight. Surface level ozone can initiate damage to the lungs as well as to trees, crops, and materials. There is a natural layer of ozone in the upper atmosphere, which shields the earth from harmful ultraviolet radiation.

**Paleontological Resources.** The mineralized remains of prehistoric plant and animal life, not including human remains or artifacts—also known as fossils.

**Particulate Matter (PM-10 and PM-2.5).** Particulate matter in the atmosphere results from many kinds of dust- and fume-producing industrial and agricultural operations, fuel combustion, and atmospheric photochemical reactions. PM-10 and PM-2.5 consist of particulate matter that is 10 microns or less in diameter and 2.5 microns or less in diameter, respectively. PM-10 and PM-2.5 represent fractions of particulate matter that can be inhaled into the air passages and the lungs and can cause adverse health effects.

**Pedestrian Facilities.** Sidewalks, crosswalks, and trails that should enable people of all age groups and abilities to safely walk to their destinations.

**Pedestrian-oriented Development.** Development designed with an emphasis on the street sidewalk and on pedestrian access to the building, rather than an auto access and parking areas.

**Performance Standards.** Standards specifying attainment of a specified level or quality of performance (such as, for example, illumination or noise levels), or provision of a Growth Management facility (such as park land).

**Public Facilities.** Uses or structures that provide services to the public such as a library, city hall, fire station, police station, park, traffic signal or major street.

**Right-of-Way.** A continuous strip of land reserved for or actually occupied by a road, crosswalk, railroad, electric transmission lines, oil or gas pipeline, water line, sanitary storm sewer or other similar use.

**Riparian.** Characteristic vegetation along waterways, often described as “riparian corridors.”

**Roadway.** A strip of land that is covered by a street, public thoroughfare or freeway used for vehicular transportation.

**San Diego Association of Governments (SANDAG).** The regional planning agency for the San Diego region of which Carlsbad is a member agency.

**Seiches.** Wave-like oscillatory movements in enclosed or semi-enclosed bodies of water such as lakes or reservoirs.

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

**Sensitive Receptors.** Persons or land uses that are most sensitive to negative effects of air or noise pollution. Persons who are sensitive receptors include children, the elderly, the acutely ill, and the chronically ill. The term “sensitive receptors” can also refer to the land use categories where these people live or spend a significant amount of time; such areas include residences, schools, playgrounds, child-care centers, hospitals, retirement homes, and convalescent homes.

**Significant Impact.** 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.

**Siltation.** The process of silt deposition. Silt is a loose sedimentary material composed of finely divided particles of soil or rock, often carried in cloudy suspension in water.

**Site Development Plan.** A plan showing uses and structures proposed for a parcel of land.

**Solid Waste.** General category that includes organic wastes, paper products, metals, glass, plastics, cloth, brick, rock, soil, leather, rubber, yard wastes, and wood.

**Special-Status Species.** Any species that is listed, or proposed for listing, as threatened or endangered by the U.S. Fish and Wildlife Service or National Marine Fisheries Service under the provisions of the Endangered Species Act. It also includes any species designated by the U.S. Fish and Wildlife Service as a “candidate” or “species of concern” or species identified on California Native Plant Society’s Lists 1A, 1B, or 2, implying potential danger of extinction.

**Specific Plan.** A plan that provides detailed design and implementation tools for a specific portion of the area covered by a general plan. A specific plan may include all regulations, conditions, programs, and/or proposed legislation that may be necessary or convenient for the systematic implementation of any general plan element(s).

**Stationary Source.** A source of air pollution that is not mobile, such as a heating plant or an exhaust stack from a laboratory.

**Stormwater Drainage.** Surplus surface water generated by rainfall that does not seep into the earth but flows overland to a watercourse.

**Stormwater Management.** A coordinated strategy to minimize the speed and volume of stormwater runoff, control water pollution, and maximize ground-water recharge.

**Subsidence.** Subsidence occurs when a large portion of land is displaced vertically, usually due to the withdrawal of groundwater, oil, or natural gas.

**Sulfur Dioxide (SO<sub>2</sub>).** A colorless, pungent gas formed primarily by the combustion of sulfur-containing fossil fuels. Main sources of SO<sub>2</sub> are coal and oil used in power plants and industries; as such, the highest levels of SO<sub>2</sub> are generally found near large industrial complexes.

**Surface Water.** Water found in rivers, streams, creeks, lakes and reservoirs.

**Sustainability.** Development that meets the needs of the present without compromising the ability of future generations to meet their own needs.

**Tentative Subdivision Map.** A proposal to subdivide land into five or more lots or units. A final map that conforms to the tentative map completes the subdivision process.

**Threatened Species, California.** A species of animal or plant is endangered when its survival and reproduction in the wild are in immediate jeopardy from one or more causes, including loss of habitat, change in habitat, over-exploitation, predation, competition, disease, or other factors; or when although not presently threatened with extinction, the species is existing in such small numbers that it may become endangered if its environment worsens. A species of animal or plant shall be presumed to be rare or endangered as it is listed in Sections 670.2 or 670.5, Title 14, California Code of Regulations; or Title 50, Code of Federal Regulations Sections 17.11 or 17.12 pursuant to the Federal Endangered Species Act as rare, threatened, or endangered.

**Threatened Species, Federal.** A species that is likely to become an endangered species within the foreseeable future throughout all or a significant portion of its range.

**Toxic Air Contaminant.** An air pollutant that may increase a person's risk of developing cancer and/or other serious health effects. Toxic air contaminants include more than 700 chemical compounds that have been determined to have potential adverse health impacts.

**Transit Oriented Development (TOD).** A development or planning concept typified by the location of residential and commercial districts around a transit station or corridor with high quality service, good walkability, parking management and other design features that facilitate transit use and maximize overall accessibility.

**Transportation Demand Management (TDM).** Measures to improve the movement of persons and goods through better and more efficient utilization of existing transportation systems (e.g., streets and roads, freeways and bus systems) and measures to reduce the number of single-occupant vehicles utilized for commute purposes.

**Tsunami.** A wave generated by abrupt movement of the seabed, which can occur as an earthquake or after a significant landslide.

**Use.** The purpose for which a lot or structure is or may be leased, occupied, maintained, arranged, designed, intended, constructed, erected, moved, altered, and/or enlarged as per the City's Zoning Ordinance and General Plan land use designation.

**Variation.** Change over time.

**View Corridor.** The line-of-sight (identified as to height, width, and distance) of an observer looking toward an object of significance to the community (e.g., ridgeline, ocean, historic building, etc.).

**Walkability.** A characteristic of an area in which destinations are in close proximity and well-connected by streets and paths that provide a good pedestrian environment.

**Water Conservation.** Any beneficial reduction in water loss, use, or waste. A water conservation measure is an action, behavioral change, device, technology, or improved design or process implemented to reduce water loss, use, or waste.

**Water Recycling.** Reusing treated wastewater for beneficial purposes such as irrigation, industrial processes, toilet flushing, and replenishing groundwater basins (referred to as groundwater recharge).

**Watershed.** The total area above a given point on a watercourse that contributes water to the flow of the watercourse; the entire region drained by a watercourse.

**Wetlands.** Areas that are permanently wet or periodically covered with shallow water, such as saltwater and freshwater marshes, open or closed brackish marshes, swamps, mud flats, and fens.

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