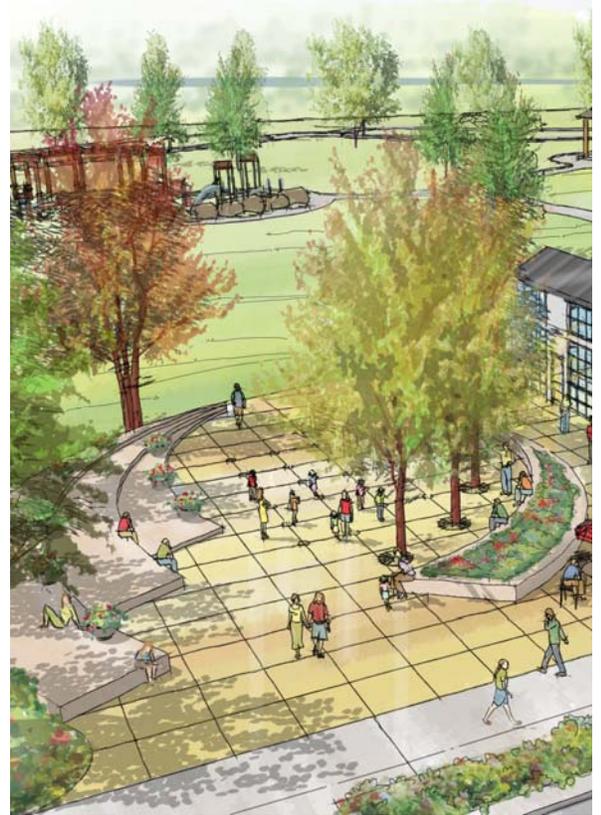


Glossary and List of Acronyms

9



Glossary

AB 32: The California Global Warming Solutions Act of 2006 (AB 32) aims to reduce greenhouse gas emissions to 1990 levels by 2020 (a reduction of approximately 30 percent), followed by an 80-percent reduction below 1990 levels by 2050. A range of greenhouse gas reduction actions have been scoped, including direct regulations, alternative compliance mechanisms, monetary and non-monetary incentives, voluntary actions, market-based mechanisms such as a cap-and-trade system, and an AB 32 program implementation regulation to fund the program.

Accessory Dwelling Unit: See “Second Unit.”

Accessory Unit: A structure that is physically detached from, secondary and incidental to, and commonly associated with a primary structure on the same site.

Backbone Infrastructure: Infrastructure with broad benefit to an area. Backbone infrastructure cannot functionally be developed in incremental sections. Backbone infrastructure is typically owned and operated by the City developed by a developer..

Bioswale: A stormwater management landscape element designed to remove silt and pollution from surface runoff water. A bioswale consists of a swaled drainage course with gently sloped sides (less than six percent) and filled with vegetation, compost, and/or riprap. The water's flow path, along with the wide and shallow ditch, is designed to maximize the time water spends in the swale, which aids the trapping of pollutants and silt. Depending upon the geometry of land available, a bioswale may have a meandering or almost straight channel alignment. Biological factors also contribute to the breakdown of certain pollutants. A common application is around parking lots, where substantial automotive pollution is collected by the paving and then flushed by rain. The bioswale, or other type of biofilter, wraps around the parking lot and treats the runoff before releasing it to the watershed or storm sewer.

Block Size/Block Length: The longest dimension of any specific block, measured from one intersection to the next. Shorter blocks create a denser network, which can help disperse traffic and create additional route choices for all modes.

Chicanes: A traffic calming measure that slows traffic by visually narrowing the roadway and causing vehicles to laterally shift from side to side.

Complete Streets: Complete streets (sometimes livable streets) are roadways designed and operated to enable safe, attractive, and comfortable access and travel for all users, including

pedestrians, bicyclists, motorists, and public transport users of all ages and abilities. The specific design elements of a complete street vary from place to place but may include:

- Pedestrian infrastructure such as sidewalks; crosswalks, including median crossing islands and raised crosswalks; accessible pedestrian signals, including audible cues for people with low vision and pushbuttons reachable by wheelchair users; and sidewalk bulb-outs.
- Traffic calming measures to lower driving speeds and define the edges of car travelways, including road diets, center medians, shorter curb corner radii, elimination of free-flow right-turn lanes, staggered parking, street trees, planter strips and ground cover.
- Bicycle accommodations, such as dedicated bicycle lanes or wide shoulders.
- Mass transit accommodations, such as bus pull-outs or special bus lanes.

Connectivity: Density of connections in a path or road network. A well-connected road or path network has multiple routes and connections serving the same origins and destinations. An area with high connectivity has multiple points of access around its perimeter as well as a dense system of parallel routes and cross-connections within the area, including many short links, numerous intersections, and minimal dead-ends (cul-de-sacs). As connectivity increases, travel distances decrease and route options increase, allowing more direct travel between destinations, creating a more accessible and resilient system. The connectivity of the street network has important implications for travel choices, emergency access, safety, sense of place and, more generally, quality of life.

Context-Sensitive Design: Public spaces that are designed to meet the needs of the users, the neighboring communities, and the environment. Context Sensitive Design integrates projects into the context or setting in a sensitive manner through careful planning, consideration of different perspectives, and tailoring of designs to particular project circumstances.

Conveyance: The process of water moving from one place to another.

Curb Bulb-Outs: See Curb “Extension.”

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 handicap use.

Curb Extension: A location where the sidewalk edge is extended from the prevailing curb line into the roadway at sidewalk grade, effectively increasing pedestrian space. Also referred to as a bulb-out.

Curb Ramp: A location where the curb is depressed to the level of the roadway to provide a flush transition from the sidewalk to the roadway to enable accessible street crossing or movement.

Development Limitation: See Table 2.1 of Chapter 2 of the Specific Plan.

Density Transfer: Transfer of permitted density between parcels with the same zoning in the same district. Density transfers require findings, a Coastal Development Permit (CDP), and a Use Permit.

Development Intensity: A relative measure. Higher development intensity may include for example, mixed-use development or multi-family development and a floor area ratio (FAR) greater than one. Lower density development would be characterized by single use and an FAR of less than 0.5.

District Heating: A system for distributing heat generated in a centralized location for residential and/or commercial heating requirements such as space heating and water heating. The heat is often obtained from a cogeneration plant, although heat-only boiler stations, geothermal heating, and central solar heating are also used. District heating plants can provide higher efficiencies and better pollution control than localized boilers. According to some research, district heating with combined heat and power is the cheapest method of cutting carbon and has one of the lowest carbon footprints of all fossil generation plants.

Gateway: A primary entrance to the city or a primary entrance to a specific area within the city, such as the Plan Area.

Graywater: Wastewater generated from domestic activities such as laundry, dishwashing, and bathing, which can be recycled on-site for uses such as landscape irrigation. Graywater does not include waters from sinks or toilets (these are known as black water).

Green Mortgage/Energy Efficient Mortgage: An Energy Efficient Mortgage (EEM) is a mortgage that credits a home's energy efficiency in the mortgage itself. EEMs give borrowers the opportunity to finance cost-effective, energy-saving measures as part of a single mortgage and stretch debt-to-income qualifying ratios on loans, thereby allowing borrowers to qualify for a larger loan amount and a better, more energy-efficient home. To get an EEM a borrower typically has to have a home energy rater conduct a home energy rating before financing is approved. This rating verifies for the lender that the home is energy-efficient.

Infiltration: The downward entry of water into the surface of the soil.

Infiltration Pond/Infiltration Basin/Recharge Basin: An infiltration basin is used to manage stormwater runoff, prevent flooding and downstream erosion, and improve water quality in an adjacent river, stream, lake, or bay. It usually takes the form of a shallow artificial pond designed to infiltrate stormwater through permeable soils into the groundwater aquifer.

Infrastructure Phase Area: An area of developable land of at least five acres in the Plan Area that is defined graphically in the Infrastructure Phasing Study.

Infrastructure Phasing Study: A document completed prior to approval of the Master Tentative Subdivision Map that includes 30 percent engineering for all site backbone infrastructure. The phasing study will identify:

- Block-by-block sizing of wet infrastructure pipes (sewer, water, drainage); and
- District-level required infrastructure improvements (sewer lift stations, man holes, etc.)

Interim Uses: Interim uses are permitted only in the Urban Reserve. Interim uses must be of longer duration than those permitted under a Limited Term Permit. Interim uses may involve construction of facilities of not more than 2,000 square feet per use and are limited in time duration to 5 years or less. An extension of an additional 5 years may be approved via Minor Use Permit for an interim use. No extensions beyond 10 years are permitted for interim uses. All interim uses must obtain a Coastal Development Permit (CDP).

In-Tract Infrastructure: In-tract improvements are typically built to provide services (water, sewer, drainage) for a specific development project. No reimbursement agreement is typically required.

Land Use Controls:

Leadership in Energy and Environmental Design (LEED): A suite of rating systems for the design, construction, and operation of high-performance green buildings, homes and neighborhoods. Developed by the U.S. Green Building Council (USGBC), LEED is intended to provide building owners and operators with a concise framework for identifying and implementing practical and measurable green building design, construction, operations, and maintenance solutions.

Live/Work Unit: An integrated housing unit and working space, occupied and used by a single household in a structure, either single-family or multi-family, that has been designed or structurally modified to accommodate joint residential occupancy and work activity and that includes complete kitchen space and sanitary facilities in compliance with the Building Code, along with working space reserved for and regularly used by one or more occupants of the unit.

Low Impact Development (LID): Small-scale integrated management practices designed to maintain a development site's natural hydrology by minimizing impervious surfaces and infiltrating stormwater close to its source.

Mixed-Use Development: The use of a building, set of buildings, or neighborhood for more than one purpose. Mixed-use development provides a range of commercial and residential unit sizes and options. "Mixed use" means some combination of residential, commercial, industrial, office, institutional, or other land uses on a single parcel or in a single develop-

ment proposal. Typically residential development is located above or behind commercial development in mixed-use projects. A mixed-use development project should include pedestrian and design connectivity amongst the uses within the development.

Mobility: Movement of people or goods within the transportation system.

Multi-Modal Circulation/Multi-Modal Transportation: A circulation/transportation system that gives travelers alternatives to the automobile, such as rail and bus transit, car pools, walking, biking, and shuttle service.

Parking Demand: The occupancy of free parking spaces at peak times.

Parking Lane: A lane primarily for the parking of vehicles.

Passive Solar: Strategies such as daylighting, south-facing building orientation, and/or fenestration design to harvest sun for heat and lighting requirements.

Pedestrian-Oriented Development: Development that incorporates comfortable pedestrian access to commercial and residential areas. Compact development, mixed use, and traffic calming features contribute to pedestrian orientation. New residential and commercial developments incorporate pedestrian circulation into site layouts by providing sidewalks and walkways, human-scale landscaping, lighting, and other features that promote a sense of safety and encourage people to make use of pedestrian amenities. Automobile parking is typically provided at the rear of buildings.

Permeability/Impermeability: The quality of a soil or material that enables water or air to move through it and thereby determines its suitability for infiltration-based stormwater strategies.

Permeable Paving: A range of materials and techniques (gravel, pavers, reinforced sod, permeable concrete, etc) for paving roads, cycle-paths, parking lots, and sidewalks that allow the movement of stormwater and air through the paving material.

Rain Garden: A depressed area planted with vegetation where runoff from impervious surfaces is collected and infiltrated into the groundwater supply or returned to the atmosphere through evaporation and evapotranspiration.

Raised Intersection/Crosswalk: An area where the level of the crosswalk or intersection is raised to the sidewalk grade to provide a continuous grade walking surface along the sidewalk.

Retention Area/Retention Pond: A pond, pool, lagoon, or detention basin used for the storage of water runoff.

Second Unit: A second permanent dwelling that is accessory to a primary dwelling on the same site. A second unit provides complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking, sanitation, and parking. If attached to the primary dwelling, the second unit is provided exterior access separate from the primary dwelling.

Shared Parking Space: Parking spaces shared by more than one user so that parking facilities are used more efficiently. Shared parking takes advantage of the fact that most parking spaces are only used part-time by different groups of users, and that the parking facility has a significant portion of unused spaces, along with predictable use patterns.

Sidewalk Zones: Areas of a sidewalk that are defined by their location and uses. There are three zones in a typical sidewalk: the building zone; the path of travel, typically located in the center of the sidewalk; and the curb zone, which is located on the outer edge of the sidewalk and usually contains streetscape and other amenities.

Soil Management Plan. The Soil Management Plan identifies potential hazards in the Plan Area related to soil disturbance and maps all areas that are subject to land use controls.

Speed Bump: A traffic calming measure consisting of a crosswise ridge in the road that limits the speed of vehicles.

Storm Event: A rainfall event that produces more than 0.1 inch of precipitation and that is separated from the previous storm event by at least 72 hours of dry weather.

Street Typology: A system for defining different types of streets. Street typologies attempt to strike a balance among function, adjacent land uses, and any competing travel needs and/or methods.

Street Furniture: A collective term for objects and pieces of equipment installed on streets and roads for various purposes, including traffic barriers, benches, bollards, post boxes, newspaper racks, phone boxes, streetlamps, traffic lights, traffic signs, bus stops, grit bins, taxi stands, public lavatories, memorials, and waste receptacles. An important consideration in the design of street furniture is how it affects road safety and pedestrian access.

Traffic Calming: The practice of designing streets to encourage drivers to proceed slowly through neighborhoods. Traffic calming devices include visual or actual roadway narrowings, horizontal or vertical shifts in the roadway, and other features.

Unbundled Parking: A strategy of renting or selling parking spaces separately, instead of the cost being automatically included in the rent or purchase price of a residential or commercial

unit. Tenants or owners are able to save money and space by using fewer parking stalls and only acquiring the space that they actually need.

Unit Paver: A pre-cast piece of concrete or brick commonly used for exterior hardscape.

Viewshed: Land, water, or any other element that is visible to the human eye from a fixed vantage point.

Acronyms

BAD	Benefit Assessment District
BMPs	best management practices
CalEPA	California Environmental Protection Agency
Caltrans	California Department of Transportation
CCC	California Coastal Commission
CCR	California Code of Regulations
CDFG	California Department of Fish and Game
CDP	Coastal Development Permit
CEQA	California Environmental Quality Act of 1970
CERCLA	Comprehensive Environmental Response, Compensation and Liability Act of 1980
CFD	community facilities district
CFR	Code of Federal Regulations
DSOD	Division of Safety of Sams
DTSC	Department of Toxic Substances Control
DA/DDA	Development Agreement
EIR	Environmental Impact Report
GP	Georgia-Pacific, LLC
HSC	Health and Safety Code
LCP	Local Coastal Program
LOS	level of service
OU	Operable Unit
RAP	Remedial Action Plan
RCRA	Resource Conservation and Recovery Act
ROW	right-of-way
RSP	rock slope protection
RTP	Regional Transportation Plan
RWQCB	Regional Water Quality Control Board
SHPO	State Historic Preservation Officer
SMP	Soil Management Plan

SWMP	Storm Water Management Program
SWPPP	Stormwater Pollution Prevention Plan
SWRCB	State Water Resources Control Board
TMP	Transportation Management Plan
UBC	Uniform Building Code
USACE	United States Army Corps of Engineers
USEPA	United States Environmental Protection Agency
USFWS	United States Fish and Wildlife Service
USGS	United States Geological Survey
UWMP	Urban Water Management Plan
VTM	Vesting Tentative Map
WSA	Water Supply Assessment