

## 9 Glossary

**100-Year Flood.** The magnitude of a flood expected to occur on the average every 100 years, based on historical data. The 100-year flood has a 1/100, or 1 percent, chance of occurring in any given 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.

**Acre feet.** A metric used to define water volumes, defined as one acre of surface area with a depth of one foot.

**Agency.** The governmental entity, department, office, or administrative unit responsible for carrying out regulations.

**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.

**Air Pollution.** Concentrations of substances found in the atmosphere that exceed naturally occurring quantities and are undesirable or harmful in some way.

**Ambient.** Surrounding on all sides; used to describe measurements of existing conditions with respect to traffic, noise, air and other environments.

**Aquifer.** An underground, water-bearing layer of earth, porous rock, sand, or gravel, through which water can seep or be held in natural storage. Aquifers generally hold sufficient water to be used as a water supply.

**Archaeological.** Relating to the material remains of past human life, culture, or activities.

**Army Corps of Engineers.** A federal agency responsible for the design and implementation of publicly supported engineering projects. Any construction activity that involves filling a water-course, pond, lake (natural or man-made), or wetlands (including seasonal wetlands and vernal pools), may require an ACOE permit.

**Arterial.** Streets that collect and distribute traffic to/from freeways and express- ways 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 Available Control Technology (BACT).** The most stringent emission limit or control technique that has been achieved in practice that is applicable to a particular emission source.

**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.

**Bikeways.** A term that encompasses bicycle lanes, bicycle paths and bicycle routes.

**Buffer Zone.** An area of land separating two distinct land uses which acts to soften or mitigate the effects of one land use on the other.

**Building.** Any structure having a roof supported by columns or walls for the housing or enclosure of persons, animals, or property of any kind.

**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.

**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>).** A colorless, odorless, non-poison gas that is a normal part of the atmosphere.

**Carbon Monoxide (CO).** A colorless, odorless, highly poisonous gas produced by automobiles and other machines with internal combustion engines that imperfectly burn fossil fuels such as oil and gas.

**Circulation Element.** One of seven State-mandated elements of a local general plan, it contains adopted goals, policies, and implementation programs for the planning and management of existing and proposed thoroughfares and transportation routes correlated with the Land Use Element of the General Plan.

**Cogeneration.** Cogeneration (also combined heat and power, CHP) is the use of a heat engine or a power station to simultaneously generate both electricity and useful heat. It is one of the most common forms of energy recycling.

**Collector Street.** A street serving traffic movements between arterial and local streets, generally providing direct access to abutting properties.

**Commercial.** A land use classification which permits facilities for the buying and selling of commodities and services.

**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.

**Community Park.** A park or facility developed primarily to meet the requirements of a large portion of the City.

**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.

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

**Consistent.** Free from variation or contradiction. Programs in the General Plan are to be consistent, not contradictory or preferential. State law requires consistency between a General Plan and implementation measures such as the Zoning Ordinance.

**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.

**Critical Habitat.** Areas designated for species listed under the Federal Endangered Species Act. These areas contain features that are essential for the conservation of the species and may require special management and protection.

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

**Day-Night Average Sound Level (Ldn).** The A-weighted average sound level in decibels during a 24-hour period with a 10 dB weighing applied to nighttime sound levels (10 p.m. to 7 a.m.). This exposure method is similar to the CNEL, but deletes the evening time period (7 p.m. to 10 p.m.) as a separate factor.

**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.

**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.** 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.

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

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

**Design Review.** The comprehensive evaluation of a development and its impact on neighboring properties and the community as a whole, from the standpoint of site and landscape design, architecture, materials, colors, lighting, and signs, in accordance with a set of adopted criteria and standards.

**Detention Basin/Pond.** Facilities classified according to the broad function they serve, 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.)

**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.

**Downwind.** In the direction in which the wind is blowing.

**Dwelling Unit.** One or more rooms with a single kitchen, designed for occupancy by one family for living and sleeping purposes.

**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. Easements are usually needed for utilities or shared parking.

**Emission Standard.** The maximum amount of pollutant legally permitted to be discharged from a single source, either mobile or stationary.

**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 Wildlife 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 in an area, including land, air, water, minerals, flora, fauna, ambient noise, and objects of historical or aesthetic significance, which will be affected by a proposed project. The area involved shall be the area in which significant effects would occur either directly or indirectly as a result of the project. The "environment" includes both natural and man-made conditions.

**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.

**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.

**Expansive Soils.** Soils which swell when they absorb water and shrink as they dry.

**Farmland of Local Importance.** Land that is either currently producing crops or has the capability to do so. It is land other than Prime Farmland, Farmland of Statewide Importance, or Unique Farmland, but it may be important to the local economy due to its productivity.

**Farmland of Statewide Importance.** Land other than Prime Farmland that has a good combination of physical and chemical characteristics for the production of crops. It must have been used for crop production within the last three years.

**Fault.** A fracture in the earth's crust forming a boundary between rock masses that have shifted. An "active" fault is one that has had surface displacement within Holocene time (about the last 11,000 years). A "potentially active" fault is one that shows evidence of surface displacement during Quaternary time (the last 2 million years).

**Federal Emergency Management Agency (FEMA).** A federal agency that provides disaster relief when cities, counties, or the State cannot respond.

**Federal Flood Insurance.** Affordable flood insurance offered by the federal government to property owners whose communities participate in the National Flood Insurance Program.

**Finding(s).** The result(s) of an investigation and the basis upon which decisions are made. Findings are used by government agencies and bodies to justify action taken by the entity.

**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-resistant.** Able to withstand specified temperatures for a certain period of time, such as a one-hour fire wall; not fireproof.

**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 premium risk zones applicable to that community.

**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.** The relatively level land area on either side of the banks of a stream regularly subject to flooding. That part of the flood plain subject to a one percent chance of flooding in any given year, is designated as an area of special flood hazard by the Federal Insurance Administration.

**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.

**Freeway.** A major road that provides intra- and inter-regional mobility. Freeway access is restricted to primary arterials via interchanges.

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

**General Plan.** The General Plan is required under state law (Government Code Section 63500) and governs most land use approvals and development within the city. The city must make a formal finding that each of the following is consistent with the general plan before it is approved: zoning; subdivision maps; building and housing regulations; master plans and specific plans; capital improvements; conditional use permits; and open space and parks dedications. It is a policy document that sets the goals, strategies, and, in some areas, regulations regarding the distribution of land and its type and intensity of use, both public and private.

Under state law the document must address seven elements or major topics, with the option for the local agency to add to that list. The Carlsbad General Plan contains the following elements with each element containing maps and figures, policy statements, over-arching goals, more specific objectives, implementing programs, and, in some instances, development standards.

**Geologic Review.** The analysis of geologic hazards, including all potential seismic hazards, surface ruptures, liquefaction, landsliding, mudsliding, and the potential for erosion and sedimentation.

**Geological.** Pertaining to rock or solid matter.

**Grasslands.** Land reserved for pasturing or mowing, in which grasses are the predominant vegetation.

**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.

**Grazing Land.** Land on which the existing vegetation, whether grown naturally or through management, is suitable for livestock grazing. The minimum mapping unit for Grazing Land is 40 acres. This category does not include land previously designated as Prime Farmland, Farmland of Statewide Importance, Unique Farmland, or Farmland of Local importance, or other lands where the terrain restricts the access and movement of livestock.

**Green Building.** A Green Building generally refers to one that is environmentally friendly in terms of energy consumption, or the waste they produce during its entire life-cycle. A Green Building will have little or no significant impact on the environment. Green buildings are 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. They also must conform to California Green Building Standards.

**Greenhouse gases.** Greenhouse gases are 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 gasses.

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



**Groundwater Recharge.** The natural process of infiltration and percolation of rainwater from land areas or streams through permeable soils into water-holding rocks which provide underground storage (“aquifers”).

**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.

**Guidelines.** General statements of policy direction for which specific details may be later established.

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

**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.

**Hazardous Material.** Any material that, because of its quantity, concentration, or physical or chemical characteristics, poses a significant present or potential hazard to human health and safety or to the environment if released into the workplace or the environment. The term includes, but is not limited to, hazardous substances and hazardous wastes.

**Hazardous Waste.** Waste which 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.

**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.

**Impact.** The effect of any man-made actions or indirect repercussions of man-made actions on existing physical or environmental conditions.

**Impervious Surface.** Surface through which water cannot penetrate, such as roof, road, sidewalk, and paved parking lot. The amount of impervious surface increases with development and establishes the need for drainage facilities to carry the increased runoff.

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

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

**Industrial.** The manufacture, production, and processing of consumer goods. Industrial is often divided into “heavy industrial” uses, such as construction yards, quarrying, and factories; and “light industrial” uses, such as research and development and less intensive warehousing and manufacturing.

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

**Infiltration.** The introduction of underground water, such as groundwater, into wastewater collection systems. Infiltration results in increased wastewater flow levels.

**Infrastructure.** Public services and facilities, such as sewage-disposal systems, water-supply systems, other utility systems, and roads.

**ISO Rating.** The National Insurant Service Office (ISO) has a system for determining the price of fire insurance in a community through a 1 to 10 classification system, with 1 being the highest.

**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.

**Jobs-Housing Balance.** Total jobs divided by total housing units. A more appropriate measure is the jobs/employed resident ratio, which divides the number of jobs in an area by the number of employed residents (i.e. people who live in the area, but may work anywhere). A ratio of 1.0 typically indicates a balance. A ratio greater than 1.0 indicates a net in-commute; less than 1.0 indicates a net out-commute.

**Landmark.** A building, site, object, structure, or significant tree, having historical, architectural, social, or cultural significance and marked for preservation by the local, State, or federal government; A visually prominent or outstanding structure or natural feature that functions as a point of orientation or identification.

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

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

**Land Use.** The occupation or utilization of land or water area for any human activity or any purpose defined in the General Plan.

**Ldn.** Day-Night Average Sound Level. The A-weighted average sound level for a given area (measured in decibels) during a 24-hour period with a 10 dB weighing applied to night-time sound levels. The Ldn is approximately numerically equal to the CNEL for most environmental settings.

**Lease.** A contractual agreement by which an owner of real property (the lessor) gives the right of possession to another (a lessee) for a specified period of time (term) and for a specified consideration (rent).

**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.

**Leq.** The energy equivalent level, defined as the average sound level on the basis of sound energy (or sound pressure squared). The Leq is a “dosage” type measure and is the basis for the descriptions used in current standards, such as the 24-hour CNEL used by the State of California. It is a single-number representation of the fluctuating sound level in decibels over a specified period of time.

**Level of Service (LOS).** A qualitative measure describing operational conditions within a traffic stream, as perceived by motorists. The conditions are generally described in terms of factors such as speed, delay, freedom to maneuver, comfort, convenience, and safety. Six levels of service are defined with letter designations from A to F, with A representing the optimal condition and F representing the worst.

**Liquefaction.** A sudden large decrease in the shearing resistance of a 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 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, waste- water treatment, parks, drainage, circulation, fire facilities, open space, schools, sewer facilities and water facilities.

**Local Street.** A street which primarily serves as access to abutting properties characterized by traffic with low speeds, low volumes and relatively short trip lengths.

**Low Impact Development (LID).** An innovative stormwater management approach with a basic principle that is modeled after nature: manage rainfall at the source using uniformly distributed decentralized micro-scale controls. The goal is to mimic a site's predevelopment hydrology by using design techniques that infiltrate, filter, store, evaporate, and detain runoff close to its source.

**Maximum Contaminant Level.** Are standards that are set by the Environmental Protection Agency for drinking water quality in Title 40 of the Code of Federal Regulations. The limit is usually expressed as a concentration in milligrams or micrograms per liter of water.

**Median Strip.** The dividing area, either paved or landscaped, between opposing lanes of traffic on a roadway.

**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.

**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.

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

**Mobile Sources.** A source of air pollution that is related to transportation vehicles, such as automobiles or buses.

**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. Qualitative level of service (LOS) A-F “grades” are assigned to the prioritized travel mode(s) on a given Mobility Element street segment or intersection. 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).

**National Ambient Air Quality Standards.** The prescribed level of pollutants in the outside air that cannot be exceeded legally during a specified time in a specified geographical area.

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

**National Historic Preservation Act.** A 1966 federal law that established a National Register of Historic Places and the Advisory Council on Historic Preservation, and which authorized grants-in-aid for preserving historic properties.

**National Register of Historic Places.** The official list of sites, districts, buildings, structures, and objects significant in the nation’s history or whose artistic or architectural value is unique, established by the National Historic Preservation Act.

**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.

**Neighborhood Park.** A park or playground developed primarily to serve the recreation needs of a small portion of the City. The park improvements are usually oriented toward the recreation needs of children.

**Nitrogen Dioxide (NO<sub>2</sub>).** A reddish brown gas that is a byproduct of the combustion process and is a key to the ozone production process.

**Nitrogen Oxide(s).** Chemical compounds containing nitrogen and oxygen; reacts with volatile organic compounds, in the presence of heat and sunlight to form ozone. It is also a major precursor to acid rain.

**Noise.** Any sound which is undesirable because it interferes with speech and hearing, or is intense enough to damage hearing, or is otherwise annoying. Noise is simply “unwanted sound.”

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

**Noise Contour.** Lines drawn about a noise source indicating equal levels of noise exposure. CNEL and L<sub>dn</sub> are the metrics utilized herein to describe annoyance due to noise and to establish land use planning criteria for noise.

**Non-attainment.** The condition of not achieving a desired or required level of performance. This term is frequently used in reference to air quality.

**Non-point Source.** A pollutant source introduced from dispersed points and lacking a single, identifiable origin. Examples include automobile emissions or urban run-off.

**Open Space.** Any parcel or area of land or water which is essentially unimproved and devoted to an open space use for the purposes of (1) the preservation of natural resources, (2) the managed production of resources, (3) outdoor recreation, or (4) public health and safety.

**Other Land.** Land that includes low-density rural developments; brush, timber, wetland, and riparian areas not suitable for livestock grazing, confined livestock, poultry or aquaculture facilities; strip mines; borrow pits; and water bodies smaller than forty acres; and vacant and non-agricultural land larger than 40 acres and surrounded on all sides by urban development.

**Overlay.** A land use designation on the Land Use Map, or a zoning designation on a zoning map, which modifies the basic underlying designation in some specific manner.

**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.

**Paratransit.** Refers to transportation services which operate vehicles, such as buses, jitneys, taxis, and vans, for senior citizens and/or mobility-impaired persons.

**Parks.** Open space lands whose primary purpose is recreation.

**Particulate Matter (PM<sub>10</sub>, PM<sub>2.5</sub>).** The current standard for measuring the amount of solid or liquid matter suspended in the atmosphere, including dust. Refers to the amount of particulate matter under 10 micrometers and 2.5 micrometers in diameter, respectively. Particulate matters can penetrate to the deeper portions of the lung, affecting sensitive population groups such as children and people with respiratory diseases

**Peak Hour/Peak Period.** For any given roadway, a daily period during which traffic volume is highest, usually occurring in the morning and evening commute periods. Where “F” Levels of Service are encountered, the “peak hour” may stretch into a “peak period” of several hours duration.

**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.** Zoning regulations that permit uses based on a particular set of standards of operation rather than on particular type of use. Performance standards provide specific criteria limiting noise, air pollution, emissions, odors, vibration, dust, dirt, heat, fire hazards, wastes, traffic impacts, and visual impact of a use.

**Planning Area.** The land area addressed by the General Plan, or the area within the city boundaries.

**Point Source.** A source of pollutants which may be traced to a discrete point of emission.

**Policy.** A specific statement of principle or of guiding or implementing actions which implies clear commitment.

**Pollutant.** Any introduced gas, liquid, or solid that makes a resource unfit for its normal or usual purpose.

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

**Preserve.** An area in which beneficial uses in their present condition are protected; for example, a nature preserve or an agricultural preserve.

**Prime Farmland.** Land that has the best combination of physical and chemical characteristics for crop production, and has the soil quality, growing season, and moisture supply needed to produce sustained high yields of crops when managed according to current farming methods. Prime Farmland must have been used for the production of crops within the last three years.

**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.

**Rare or Endangered Species.** A species of animal or plant listed in Sections 670.2 or 670.5, Title 14, California Administrative Code; or Title 50, Code of Federal Regulations, Section 17.11 or Section 17.2, pursuant to the Federal Endangered Species Act designating species as rare, threatened, or endangered.

**Reclamation.** The reuse of resources, usually those present in solid wastes or sewage.

**Recreation, Active.** A type of recreation or activity which 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 which does not require the use of organized play areas.

**Recycle.** The process of extraction and reuse of materials from waste products.

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

**Residential.** Land designated in the General Plan and Zoning Ordinance for buildings consisting of dwelling units. May be vacant or unimproved. (See "Dwelling Unit.")

**Right-of-way.** The strip of land over which certain transportation and public use facilities are built, such as roadways, railroads, and utility lines.

**Riparian Lands.** Lands which are comprised of the vegetative and wildlife areas adjacent to perennial and intermittent streams. Riparian areas are delineated by the existence of plant species normally found near fresh water.

**Riparian Vegetation.** Vegetation associated with any water-course which requires or tolerates moisture in excess of that available in adjacent uplands.

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

**Runoff.** That portion of rain or snow which does not percolate into the ground and is discharged into streams instead.

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

**Sedimentation.** Process by which material suspended in water is deposited in a body of water.

**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.** Members of the population who are most sensitive to air quality 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.

**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.

**Settlement.** The drop in elevation of a ground surface caused by settling or compacting. Differential settlement is uneven settlement.

**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.

**Single-family Dwelling, Attached.** A building containing two dwelling units with each unit having its own foundation on grade.

**Single-family Dwelling, Detached.** A building containing one dwelling unit on one lot.

**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. A lot.

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

**Soil.** The unconsolidated material on the immediate surface of the earth created by natural forces that serves as the natural medium for growing land plants.

**Solid Waste.** Any unwanted or discarded material that is not a liquid or gas. 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 provi-



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

**Stormwater Runoff.** Surplus surface water generated by rainfall that does not seep into the earth but flows overland to flowing or stagnant bodies of water. Also referred to as “urban runoff.”

**Structure.** Anything constructed or erected which requires a location on the ground, including a building or a swimming pool, but not including a fence or a wall used as a fence, if the height does not exceed six feet, or access drives or walks.

**Subdivision.** The division of a tract of land into defined lots, either improved or unimproved, which can be separately conveyed by sale or lease, and which can be altered or developed. Subdivision includes a condominium project as defined in Section 1350 of the California Civil Code.

**Subsidence.** The gradual sinking of land as a result of natural or artificial causes.

**Sulfur Dioxide (SO<sub>2</sub>).** A heavy, pungent, colorless air pollutant formed primarily by the combustion of fossil fuels. It is a respiratory irritant, especially for asthmatics and is the major precursor to the formation of acid rain.

**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 which 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).** 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. (1) reduce the number of persons per vehicle; (2) reduce the number of persons who drive alone on the roadway during the commute period; and (3) increase the use of carpools, vanpools, buses and trains, and walking and biking.

**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” (origin, often from home, but not always), and one “attraction end” (destination). (See “Traffic Demand Forecasting Model.”)

**Trip Generation.** The dynamics that account for people making trips in automobiles or by means of public transportation. Trip generation is the basis for estimating the level of use of a transportation system and the impact of additional development or transportation facilities on an existing, local transportation system. Trip generations of households are correlated with destinations that attract household members for specific purposes.

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

**Undevelopable.** Specific areas where topographic, geologic, and/or sub-surface soil conditions indicate a significant danger to future occupants and a liability to the city, and are thus designated as undevelopable by the city.

**Uniform Building Code.** A national, standard building code which sets forth minimum standards for construction.

**Uniform Housing Code.** State housing regulations governing the condition of habitable structures with regard to health and safety standards and which provide for the conservation and rehabilitation of housing in accordance with the Uniform Building Code (UBC).

**Unique Farmland.** Land that does not meet the criteria for Prime Farmland or Farmland of Statewide Importance, but which is currently used for the production of specific high economic value crops (as listed in the last three years of *California Agriculture*, produced by the California Department of Food and Agriculture). It has the special combination of location, soil quality, growing season, and moisture supply to produce sustained high quality or high yields of a specific crop when treated and managed according to current farming practices. Examples may include oranges, olives, avocados, rice, grapes, and cut flowers.

**Urban and Built-up Land.** Land that is occupied by structures with a building density of at least one unit to 1.5 acres, or approximately six structures to a 10-acre parcel.

**Urban Services.** Utilities (such as water, gas, electricity, and sewer) and public services (such as police, fire, schools, parks, and recreation) provided to an urban area.

**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.

**Use Permit.** The discretionary and conditional review of an activity or function or operation on a site or in a building or facility.

**Utility Corridors.** Right-of-way or easements for utility lines on either publicly or privately owned property. (See "Right-of-way" or "Easement.")

**Vacant.** Lands or buildings which are not actively used for any purpose.

**Vehicle Miles Traveled (VMT).** A measure of both the volume and extent of motor vehicle operation; the total number of vehicle miles traveled within a specified geographical area (whether the entire country or a smaller area) over a given period of time.

**View Corridor.** The line of sight (identified as to height, width, and distance) of an observer looking toward an object that is significant to the community (e.g., ridgeline, river, historic building, etc.); the route that directs the viewer's attention.

**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).

**Watercourse.** Natural or once natural flowing (perennially or intermittently) water including rivers, streams, and creeks. Includes natural waterways that have been canalized, but does not include manmade channels, ditches, and underground drainage and sewer systems.

**Watershed.** The total area above a given point on a watercourse that contributes water to its flow; the entire region drained by a waterway or watercourse which drains into a lake, reservoir, bay or ocean.

**Wetlands.** Transitional areas between terrestrial and aquatic systems where the water table is usually at or near the surface, or the land is covered by shallow water.

**Wildlife Corridors.** A natural corridor, such as an undeveloped ravine, that is frequently used by wildlife to travel from one area to another.

**Zone, Traffic.** In a traffic model, land areas are divided into zones, with each zone treated as producing and attracting trips. The production of trips by a zone is based on the number of trips to or from work or shopping, or other trips produced per dwelling unit.

**Zoning.** The division of a city by legislative regulations into areas, or zones, which specify allowable uses for real property and size restrictions for buildings within these areas.