

Glossary





General Plan Glossary

Abatement:	Any action taken to reduce, relieve, or suppress another continuing action.
Accessory Use:	A use incidental to and on the same lot as a principle use.
Accessibility:	Any driveway, street, turnout, or other means of providing for the movement of vehicles to or from the public roadway system.
Accommodation Sector:	This sector comprises establishments primarily engaged in providing short-term lodging and complementary services to travelers, vacationers and others, in facilities such as hotels, motor hotels, resorts, motels, casino hotels, bed and breakfast accommodations, housekeeping cottages and cabins, recreational vehicle parks and campgrounds, hunting and fishing camps, and various types of recreational and adventure camps.
Activity Centers:	Areas that generate high pedestrian and vehicular trips such as shopping, entertainment, and commercial districts, universities, recreational facilities, or business parks.
Ad Valorem Property tax:	A tax on the value of real and personal property within the county.
Air Installations Compatible Use Zones (AICUZ) Study:	A federal required study that establishes land use strategies and noise and safety recommendations to prevent the encroachment of incompatible land use from degrading the operational capability of military air installations.
Airport Land Use Compatibility Plans (ALUCPs):	State required plans adopted by the county Airport Land Use Commission that promote compatibility between public use and military airports, and the land uses that surround them, to the extent that these areas are not already devoted to incompatible land uses.



Ambient Noise Level:	The composite of noise level from all normal background noise sources at a given location. Urban areas typically have a higher ambient noise level than rural areas.
Amenities:	Aesthetic or other characteristics of a development that increase its desirability to a community or its marketability to the public. This may include recreational facilities, security systems, landscaping, and attractive street design.
Annexation:	The inclusion of territory into a city or special district.
Arterial:	Signalized streets that serve primarily through traffic and provide access to abutting properties as a secondary function.
A-Weighted Decibels (dBA):	A measurement of noise using a sound level meter with the A-weighted filter, which de-emphasizes the very low, and very high frequency components of the sound, placing greater emphasis on those frequencies within the sensitivity range of the human ear. The A-weighted filter adjusts the scale or "fine-tunes" it for hearing by humans.
Balanced Communities:	Development of economically balanced communities in order to assure an appropriate housing balance throughout the City where no single area experiences a disproportionate concentration of housing units affordable to very low-, low-, and median-income households.
Base Sector Industries:	Industrial uses which drive economic prosperity by importing wealth to the local or regional economy through the production of goods and the development of intellectual products and processes which are exported to national or international markets. Therefore opportunities for growth are not constrained by the size of the local market.
Best Management Practices:	Conservation practices or systems of practices and management measures that control soil loss and reduce water quality degradation caused by nutrients, animal waste, toxins and sediment.
Bicycle Master Plan:	A policy document that guides the development and maintenance of a bicycle network, including other roadways that bicyclists have the legal right to use, support facilities and other programs for San Diego over the next



20 years. These policies address important issues related to San Diego's bikeways such as planning, community involvement, utilization of existing resources, facility design, multi-modal integration, safety and education, support facilities, as well as specific programs, implementation, maintenance, and funding.

Biodiversity:	Biological diversity in an environment as indicated by numbers of different species of plants and animals.
Blight:	A condition of deterioration of a site, structure or area that may cause nearby buildings and/or areas to decline in attractiveness and/or utility.
Block:	A usually rectangular space (as in a city) enclosed by streets and occupied by or intended for buildings.
Bulk:	The mass or volume of buildings.
Business and Industry Incentive Program:	Created by the San Diego City Council in 1993 to improve the business climate of the City, by providing certain financial incentives such as tax rebates and permit processing assistance, for businesses and industries which contribute to a sound and healthy economy as determined in the Economic Prosperity Element, the Community and Economic Development Strategy, and/or Council Policy.
Capital Improvements Program (CIP):	A program established by a city or county government and reviewed by its planning commission, which schedules permanent improvements, usually for a minimum of five years in the future to fit the projected fiscal capability of the local jurisdiction. The program generally is reviewed annually, for conformance to and consistency with the General Plan.
Career Ladder:	Consists of the grades ranging from the lowest level at which an employee can be hired as a trainee, up to the highest level, as a manager.
California Environmental Quality Act (CEQA):	A California law which sets forth a process for public agencies to make informed decisions on discretionary project approvals. The process aids decision-makers to



determine whether any environmental impacts are associated with a proposed project. It requires environmental impacts associated with a proposed project to be eliminated or reduced, and that mitigation measures be implemented.

**Community Noise
Equivalent Level (CNEL):**

The predominant noise rating scale used in California for land use compatibility. The CNEL rating represents the average of equivalent noise levels at a location for a 24-hour period, based on an A-weighted decibel with upward adjustments added to account for increased noise sensitivity in the evening and night periods in order to account for the lower tolerance of individuals to noise during those periods.

**Community Redevelopment
Law (CRL) Affordable
Housing Requirements:**

Provisions of low-and moderate-income housing are mandated under CRL with specific requirements for affordable housing, housing replacement, and relocation for persons displaced by redevelopment.

Collector:

A Street that carries a moderate volume of traffic from local streets to arterial streets.

Collocation:

The geographic integration of residential development into industrial uses located on the same premises.

Commercial Uses:

Commercial uses include retail sales uses involving the sale, lease or rental of new or used goods to the general public and commercial services that provide for consumer or business services, the repair and maintenance of a wide variety of products, and for entertainment.

Community Landmark:

A symbolic element of community identity that is visible to the public such as a statue or other form of public art, building, residence, or natural feature that provides orientation within a community. Community landmarks can also serve as gathering places for public discussion and civic discourse.

Community Plan:

More specific versions of general plans, generally dealing with similar geographical areas, but having the same force of law.



Community Park:	Land with full public access intended to provide recreation opportunities beyond those supplied by neighborhood parks. Community parks are larger in scale than neighborhood parks but smaller than regional parks.
Congestion Management Program:	Required of every county in California with a population of 50,000 or more to qualify for certain state and federal funds.
Connectivity:	Rational and functional relationships between the spatial arrangement of development such as the continuity of new and existing pedestrian pathways, or links from parks, open space, commercial areas, and public spaces to other areas.
Conservation:	The management of natural resources to prevent waste, destruction, or degradation.
Consistency:	Agreement or harmony of parts or features to one another or a whole.
Contour:	Lines drawn on a map connecting points of equal elevation.
Conversion:	As it relates to industrial-related properties, conversion is the redesignation or change in use of an industrially-designated site to institutional, mixed-use, or residential use.
Corporate Headquarters:	Uses related to the administration of large or geographically widespread business that may be located separately from the main activity of those businesses.
CPTED (Crime Prevention Through Environmental Design):	Methods of design that are based on the idea that design and effective use of the built environment can lead to a reduction in the fear of crime and incidence of crime.
Decibels (dB):	A commonly used measurement of noise that is based on a logarithmic scale that compresses the wide range in sound pressure levels to a more usable range of numbers. People judge a sound that is 10 dB higher than another sound as being twice as loud; and 20 dB higher four times as loud; and so forth.



Dedication:	The transfer of property from private to public ownership.
Dedicated Parkland:	Public property committed specifically for the sole purpose of recreation or preservation.
Demand Management Strategies:	As it relates to transportation, strategies to reduce transportation demand through modifying travel behavior and land development policies that reduce automobile dependence.
Demographics:	The statistical characteristics of human populations.
Density:	The relationship between the number of dwelling units existing or permitted on a premises and the area of the premises.
Desalination:	A process by which fresh water can be made from seawater.
Detachment:	Withdrawal of territory from a special district or city; the reverse of annexation.
DIF (Development Impact Fees):	Within urbanized communities, which are near buildout, Development Impact Fees (DIF) are collected to mitigate the impact of new development through provision of a proportionate share of the financing needed for identified public facilities and to maintain existing levels of service for that community.
Discretionary Decision:	A decision requiring the exercise of judgment, deliberation or decision on the part of the decision-making authority in the process of approving or disapproving a particular activity.
Distribution Centers:	A use where goods are received and/or stored for delivery to the ultimate customer at remote locations.
Economic Development:	An effort to increase employment opportunities by expanding or relocating existing businesses.
Element:	In a general plan, a chapter or selection of a local general plan which addresses a specific topic and sets forth policies and programs pertaining to that topic.



Encroachment:	Entry into another's property without right or permission.
Environmental Technology:	Also known as "Green Technology" is the application of the environmental sciences to conserve the natural environment and resources, and by curbing the negative impacts of human involvement. Sustainable development is the core of environmental technologies. When applying sustainable development as a solution for environmental issues, the solutions need to be socially equitable, economically viable, and environmentally sound. Some environmental technologies that retain sustainable development are; <u>recycling</u> , <u>water purification</u> , <u>sewage treatment</u> , <u>remediation</u> , <u>flue gas treatment</u> , <u>solid waste management</u> , <u>renewable energy</u> , and others (<i>Wikipedia</i> , 2006).
Eminent Domain:	California Redevelopment Law provides redevelopment agencies the ability to acquire real property through purchase, lease, option, gift, grant and bequest. Eminent Domain is a special tool for assembling land available under redevelopment; however, several legislated restrictions or limitations apply. The agency may acquire real property on which an existing building is to remain only when the building needs structural improvement, the site requires modification, the owner refuses to enter into an owner participation agreement, or the site is to be used for a public purpose. In practice, eminent domain is rarely utilized in the City of San Diego.
Employment Uses:	A use which typically generates substantial employment such as industrial, office, commercial services, and commercial research. Sometimes the use of the word employment is meant to include other non-base sector employment such as retail commercial uses.
Environmentally Sensitive Lands:	Land containing steep hillsides, sensitive biological resources, coastal beaches, sensitive coastal bluffs, or Special Flood Hazard Areas.
FBA (Facilities Benefit Assessment):	Provides 100% of funds for public facilities projects which service a designated area of benefit and are identified in a Public Facilities Financing Plan (PFFP). The dollar amount of the assessment is based upon the cost of each public



facility equitably distributed over a designated area of benefit in the community planning area. Liens are recorded with the County Assessor's Office.

Fenestration:

The arrangement of windows in a building.

Fiscal Impact Analysis:

A projection of the direct public costs and revenues resulting from population or employment change to the local jurisdiction(s) in which the change is taking place.

Floor Area Ratio:

The numerical value obtained by dividing the gross floor area of all buildings on a premise by the total area of the premises on which the buildings are located.

Floodplain:

Any land area susceptible to being inundated by flood waters from any source.

Franchise Fees:

Service fees, equipment sale or lease fees, and royalties paid to a franchise.

Gateways:

An entrance corridor that heralds the approach of a new landscape and defines the arrival point as a destination.

Progress Guide General Plan:

A compendium of City policies regarding its long-term development, in the form of maps and accompanying text. The General Plan is a legal document required of each local agency by the State of California Code Section 65301 and adopted by the City Council or Board of Supervisors.

Grading:

Any earthwork that involves grubbing, excavating, embanking, or filling.

Gross Domestic Product:

The total value of goods and services produced in a country over a period of time.

Heat Island:

A "dome" of elevated temperatures over an urban area caused by structural and pavement heat fluxes, and pollutant emissions.

Heavy Industrial:

A land use designation or description of types of industrial uses which permits any type of industrial uses including heavy manufacturing (uses which process or fabricate large base sector products or assemble large equipment).



High Technology:	Scientific technology involving the production or use of advanced or sophisticated devices.
Hot Spot:	A location where emissions from specific sources may expose individuals and population groups to elevated risks of adverse health effects and contribute to the cumulative health risks of emissions from other sources in the area. Examples include carbon monoxide from idling motor vehicles and toxic pollutants from industrial/commercial operations.
Hourglass Economy:	An economy characterized by an increasing workforce at the top in the knowledge sector with a corresponding bulge in the service sector beneath, in combination with a shrinking middle-class, thereby creating an "hourglass-shaped" economy.
Impact:	The affect of any man-made actions or indirect repercussions of man-made actions on existing physical, social, or economic conditions.
Industrial Park:	A planned development of a tract of land with two or more separate industrial buildings.
Industrial Use:	Uses that produce goods from extracted and raw materials or from recyclable or previously prepared materials, including the design, storage, and handling of these products and the materials from which they are produced. Generally, it includes heavy and light manufacturing, marine industry, research and development, and trucking and transportation terminals.
Infill Development:	Development of vacant land (usually individual lots or left-over properties) within areas that are already largely developed.
Information Infrastructure:	The underlying network that allows the transfer and distribution of information via telecommunication and computer transactions.
Intelligent Transportation Systems:	Technologies that are designed to more effectively move automobiles and transit, and to convey information to the traveling public, including devices that integrate with traffic signal systems and allow transit vehicles to have priority over other vehicles; global positioning technology that



provides real-time schedule information to riders and electronic fare payment for greater customer convenience.

Intensity:	A measure of development impact as defined by characteristics such as the number of employees per acre.
Jobs-Housing Balance:	A planning tool used to achieve an optimal number of jobs to housing units within a jurisdiction, matching the skills of the workforce with housing costs, sizes, and locations.
Joint Use:	The development of two or more adjacent zoning lots located in the same zoning district and used for a single, unified development. Also refers to the shared use of recreational areas by the school and community during non-school hours.
Land Conversion:	A redesignation or change of use from one major category of uses to another, such as industrial use to residential use.
Landfill:	A system of trash and garbage disposal in which the waste is buried between layers of earth to build up low-lying land.
Landform:	A landform is a characteristically shaped feature of the earth's surface that is produced by natural forces.
Landscape:	An area that is permanently devoted and maintained to the growing of shrubbery, grass, and other plant material.
Large Retail Establishment	A retail establishment comprise of 50,000 square feet or more of gross floor area. The definition does not include a shopping mall but does include any freestanding retail business located on the premises of a shopping mall if it meets the definition set forth above.
LEED (Leadership in Energy and Environmental Design):	A "green" building rating system, a national standard for developing sustainable buildings.
Levels of Service:	A qualitative measure describing operational conditions within a traffic stream. LOS ratings typically range from LOS A, which represents free flow conditions to LOS F, which is characterized by forced flow, heavy congestion, stop-and-go traffic, and long queues forming behind breakdown points.



Light Industrial:	A community plan land use designation or description of certain types of industrial uses such as corporate headquarters, wholesale, distribution, and storage, light manufacturing, research and development and some transportation related uses.
Linkage:	With respect to jobs/housing balance, a program designed to offset the impact of employment on housing need within a community.
Liquefaction:	The process of making or becoming liquid, the state of being liquid.
Living Wage:	A wage that allows a full-time worker to provide food, housing, health care, child care, and basic transportation for themselves and their family.
Lot:	A parcel, tract, or area of land established by plot, subdivision or other legal means to be owned, used, or developed.
Lot Consolidation:	The removal of lot lines between contiguous parcels.
Low Floor Vehicles:	A term describing vehicles such as busses, trolley busses and trams whose passenger compartment has a floor which is considerably lower than that of traditional cars.
Low Rise Structure:	A structure having few stories (three or less) and not equipped with elevators.
Maintenance Assessment Districts (MAD):	A legal mechanism by which property owners can vote to assess themselves to pay and receive services above-and-beyond what the City normally provides.
Manufactured Slopes:	Slopes and hillsides which have not been formed naturally and are the result of construction grading.
Manufacturing Sector:	This sector of industry generally takes the output of the primary sector and manufactures finished goods or products to a point where they are suitable for use by other businesses, for export, or sale to domestic consumers. This sector is often divided into light industry and heavy industry. Many of these industries consume large quantities



of energy and require factories and machinery to convert the raw materials into goods and products.

Manufacturing Use:

A use that processes, treats, fabricates, assembles, or packages large base sector products or finished parts or products. This use is often divided into light manufacturing and heavy manufacturing.

Market Analysis:

Determines what the buyer should be willing to pay for property, based upon past sales and present competition.

Maximum Noise Level (LMax):

A noise rating that indicates the maximum noise level during a single noise event.

Medians:

An area in the approximate center of a city street or state highway that is used to separate the directional flow of traffic.

Mello-Roos:

An area where a special tax is imposed on those real property owners within a Community Facilities District. This district has chosen to seek public financing through the sale of bonds for the purpose of financing certain public improvements and services. The tax paid is used to make the payments of principal and interest on the bonds.

Middle-Income:

The income category of a household earning between 81-120 percent of area median income, adjusted for household size.

Ministerial:

An action taken by a governmental agency that follows established procedures and rules and does not call for the exercise or judgment in deciding whether to approve a project.

Mixed-use:

Properties on which various uses such as office, commercial, institutional, and residential, are combined in a single functional interrelationship and a coherent physical design. A "single site" may include contiguous building on a single site in an integrated development project with significant properties.

Modified Grid:

A network of streets that is similar to a grid street pattern except that it is modified to incorporate curves in roadways or diagonally directed streets.

Mode Shift Potential:

As it relates to transportation, the tendency to utilize alternative modes of transportation.



Mode Split:	The proportion of total person trips using various specified modes of transportation.
Modern Industrial Structures:	One-, two-, and three-story buildings and accessory structures which were built using pre-cast concrete "tilt-up" panels or steel frame construction and which have less than 50% of Gross Floor Area built out as offices. These structures generally have exposed concrete, tile, raised, or "sticky" floors, and have at least 15-foot floor-to-ceiling heights on each story to accommodate mechanical equipment, and must have at least one loading dock or drive-in truck door.
MSCP (Multiple Species Conservation Program):	A program that aims to preserve a network of habitat and open space, and protect bio-diversity.
Multi-modal:	Refers to the availability of multiple transportation options, especially within a system or corridor.
Multi-tenant Office:	Premises containing office structures occupied by more than one company or business.
Municipal Boundary Adjustment:	A change in the boundary of a local jurisdiction.
Neighborhood Policing:	An approach to law enforcement designed to reduce and prevent crime by increasing interaction between local law enforcement agencies and the people and neighborhoods they serve (<i>ESRI website</i>).
National Security and International Affairs subsector:	In San Diego this sector is represented by military units and commands within the Department of the Navy. These establishments are almost exclusively located on military reservations (bases) not under the City's land use jurisdiction.
Nexus:	Term meaning a direct connection or relationship between an exaction and the project on which it is imposed.
Noise Attenuation:	Measures used to decrease noise impacts. Noise impacts can typically be attenuated by four basic methods: by reducing the sound level of the noise generator, by interrupting the noise path between the source and receiver, by increasing the distance between the source and receiver, and by



insulating the receiver (building material and construction methods).

Noise Scales:

Different methods used to measure noise.

Noise-sensitive Land Uses:

Land uses depending on the specific indoor or outdoor use that can be affected by a loud noise environment. The most common types of uses include, but are not limited to: residential, hospitals, nursing facilities, intermediate care facilities, educational facilities, libraries, museums, places of worship, child care facilities, and certain types of passive recreational parks and open space (see also **Sensitive Receptors**).

Non-Base Sector Industries:

The non-economic base includes establishments that exchange the wealth created by the economic base for the provision of essential goods and services to the local population. These industries must be in close proximity to the population served and they compete among themselves in the local component of the Retail Trade, Wholesale Trade, and Service sectors of the economy.

Office Use:

Uses that focus on business, government, professional, medical, or financial services.

Office Structure:

A building characterized by smaller floorplates, lower ceiling heights, and lack of other industrial amenities such as truck bays and loading docks. An office building is often multi-storied. Many different types of uses, such as business, professional, or industrial use may locate in office-type structures.

Open Space Land:

Any parcel or area of land or water that 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.

Owner Participation Agreements:

Contracts entered into between an agency and a property owner memorializing the parties' obligations with respect to a redevelopment project.

Parking Management:

An evolving transportation demand management technique designed to obtain maximum use from a limited number of parking spaces.



Park Plan:	Typically referred to as a General Development Plan, is a document that identifies what amenities will be included in the park and what the park will be programmed for.
Parks, Parkland:	Areas within the City designated for the primary purpose of active or passive recreational activity. In the City of San Diego, various types of parkland exist: <u>Population-Based Parks.</u> These include Neighborhood and Community Parks that provide <i>usable</i> space for both active and passive uses such as multi-purpose fields, tot lots, tennis courts, etc., joint uses, and mini-parks. <u>Open Space Parks.</u> These include Canyons such as Tecolote, Rancho Penasquitos, Otay Valley and Black Mountain Natural Open Space Parks. <u>Resource-Based Parks.</u> These include areas of valuable resources (historical, cultural, natural wonders, or those parks intended for regional use, not only community use), such as Balboa Park (typically museums, those areas of significant cultural resources), beaches, Mission Trails, Mission Bay and the coastline.
Pedestrian Design:	Development designed with an emphasis primarily on the street sidewalk and on pedestrian access to a site and building.
Pedestrian Master Plan:	A master plan designed to enhance neighborhood quality and mobility options by facilitating pedestrian-oriented improvement projects. The City of San Diego's Pedestrian Master Plan will identify and prioritize pedestrian improvement projects based on technical analysis and community input, and improve the City's ability to receive grant funding to implement future pedestrian improvement projects.
Pedestrian Refuge:	Also known as a "Pedestrian Refuge Island", is defined as an area within an intersection or between lanes of traffic where pedestrians may safely walk until vehicular traffic clears, allowing them to cross a street. Pedestrian Refuges can significantly reduce delay in crossing unsignalized intersections since the pedestrian need only search for vehicles in one direction at a time.



Phasing:	A development project that is constructed in increments, each increment being capable of existing independently of the others.
Police Power:	The inherent right of a government to restrict an individual's conduct or use of his/her own property in order to protect the health, safety, and welfare and morals of the community.
Precise Plan:	A cross between a planned unit development and a larger specific plan, allowing flexibility to address situational factors; modifying districts to allow diversification in land uses, development requirements, density, and open space and to require design review.
Premises:	An area of land with its structures that, because of its unity of use, is regarded as the smallest conveyable unit.
Prime Industrial Land:	Land is considered prime industrial if it is identified on Figure EP-1 on the Economic Prosperity Element. The following six criteria (see Appendix B, EP-1) are analyzed to determine if an area qualifies as prime industrial land: it is designated industrial in the community plan, it has restrictive industrial zoning, it is feasible for industrial use from a market perspective, it is predominately developed with industrial structures, it is free from non-industrial encroachment, and it is in proximity to resources of extraordinary value.
Production-sharing Facilities:	Product manufacturing facilities which include a U.S.-based portion of a manufacturing operation and a foreign-owned factory in Mexico at which imported parts are assembled by lower-paid workers into products for export.
Public Administration Sector:	The Public Administration sector consists of establishments of federal, state, and local government agencies that administer, oversee, and manage public programs and have executive, legislative, or judicial authority over other institutions within a given area. These agencies also set policy, create laws, adjudicate civil and criminal legal cases, provide for public safety and for national defense. In general, government establishments in the Public Administration sector oversee governmental programs and activities that are not performed by private establishments.
Public Art:	Art displayed on public property that reflects the local



environment, cultural values, and artistic vitality of a community in which it exists.

Public Assembly Uses: The use of premises for the gathering together of 50 or more persons.

Public Benefit: That which promotes the well-being of the public or community.

Public Facility Financing Plan (PFFP): A document identifying needed public facilities, required timing, responsible parties and anticipated funding.

Quiet Zones: Areas where trains do not have to sound their horns when approaching a grade crossing. The federal government allows local jurisdictions to establish train horn quiet zones with the implementation of supplementary and alternative safety measures to compensate for loss of the train horn usage.

Real Property Transfer Tax: State and local taxes that are assessed on real property when ownership of the property is transferred between parties.

Recreation General: Amusing or stimulating activity, both physical and non-physical, such as play, diversions, or for entertainment. Recreation can occur in almost any place in the City, such as tot lots, multipurpose fields, courts (tennis, basketball), open space trails, reading/resting areas, BBQ and picnic facilities, theatres, museums, historic centers, and cultural centers.

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

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

Redevelop: To demolish existing buildings; or to increase the overall floor area existing on a property; or both; of whether a change occurs in land use.

Redevelopment: The legally authorized process of rehabilitating or



rebuilding a deteriorated section of a City using municipal powers and finances to reassemble properties, replace infrastructure, or otherwise assist in creating new facilities and stimulating private development.

Regional Capital Facilities:

Capital facilities which benefit up to a number of jurisdictions such as state highways, land fills, and wastewater facilities.

Regional Comprehensive Plan (RCP):

The long-term planning framework for a region as a whole.

Regional Technology Plan:

A guiding document containing goals, priorities, strategies, and other policies that assist a region in achieving long-term social and economic success through the strategic use, integration, and investment in modern technologies.

Regional Transportation Plan (RTP):

A minimum 20-year plan that is required by state and federal law to guide the development of the region's transportation system.

Regionalization:

The act of equalizing resources from a central point outwards within a particular region.

Research and Development (R&D): Establishments primarily engaged in scientific research and testing leading to the development of new products and processes.

Reservation:

A tract of public land set aside; as for use by Native Americans.

Revitalization:

The imparting of new economic and community life in an existing neighborhood, area, or business district while at the same time preserving the original building stock and historic character.

Ride Share:

Transportation of more than one person for commute purposes, in a motor vehicle, with or without the assistance of a commuter matching service.

Right-of-Way:

Public property which is typically set aside for the construction of a road and the installation of utilities.



Rough Proportionality:	A determination made by the City that an exaction is related both in nature and extent to the impact of proposed development.
Sales and Use Tax:	A sales tax is a state or locality imposed percentage tax on the selling or renting of certain property or services. A Use Tax is a tax imposed upon goods purchased in another state that does not tax them and are brought or shipped into the taxing jurisdiction for use, storage, or consumption.
Scenic Highways/Corridors:	A state or county route whose Scenic Corridor Protection Program has been reviewed and approved by the State Scenic Highway Advisory Committee or CALTRANS.
Sensitive Receptors:	Land uses considered to be sensitive receptors include residential, schools, child care centers, acute care hospitals, and long-term health care facilities. Sensitive receptors are determined based upon special factors which may include the age of the users or occupants, the frequency and duration of the use or occupancy, continued exposure to hazardous substances as defined by federal and state regulations, and the user's ability to evacuate a specific site in the event of a hazardous incident.
Seismic:	Of, subject to, or caused by an earthquake.
Service Sector:	Activities that are not directly involved in the production or processing of goods and energy; activities associated with trade, transportation, health, education, public administration, and recreation.
Shared Parking:	Parking spaces shared by more than one user. For example, parking spaces that are shared among various employees at a particular worksite, or parking that is shared by customers at a variety of businesses located in a shopping center.
Shoreline:	"The upper reaches of the wash of the waves, other than storm and seismic waves, at high tide during the season of the year in which the highest wash of the waves occurs, usually evidenced by the edge of vegetation growth, or the upper limit of debris left by the wash of the waves." (<i>Coastal Zone Management Act [CZMA] of 1972 [16 U.S.C. 1450 et seq.]</i>).



Single-Event Noise Exposure Level (SENEL) or Sound Exposure Level (SEL):

A rating scale used to measure single event noises by measuring the duration between the initial and final times for which the sound level of the single event exceeded the background noise level. It takes into account the maximum noise level (LMax) and the duration of the event.

Single-tenant Office:

Office uses which are conducted in a structure leased or owned by only one company or business.

Smart Cards:

Credit card-sized plastic cards with an embedded antenna and computer chip, used to replace traditional transit tickets or tokens.

Smart Growth Incentive Program:

A pilot program based on the SANDAG Regional Comprehensive Plan (RCP), using funding incentives to encourage coordinated regional planning to bring transit service, housing, and employment together in smart growth development.

Softscape:

As it applies to landscaping, softscape comprises of trees, flowers, ground cover, and flowers.

Solid Waste:

Any unwanted or discarded material that is not a liquid or gas.

Sound Transmission Class (STC):

A rating classification that specifies the noise level reduction that windows, doors, wall construction materials, and insulation provide. For example, if the exterior of a structure is exposed to 75-dBA and 45-dBA is measured on the interior of the structure, then a reduction of 30-dBA is achieved. Typically, higher STC ratings indicate greater interior noise reductions.

Specialty Commercial Uses:

Uses such as general commercial, lodging, restaurants and commercial recreation which provide for the specialized needs of locations in the City created by their proximity to particular land uses such as tourist, recreation or specialty attractions.

Specific Plan:

A special set of development standards that apply to a particular geographical area.



Speed Tables:	A traffic calming measure consisting of long raised speed humps with a flat section in the middle and ramps on the ends; sometimes constructed with brick or other textured materials on the flat section.
Sphere of Influence:	A plan for the probable physical boundaries and service area of a local agency, as determined by the commission.
Storm Water:	The flow of water, which results from precipitation, immediately following rainfall.
Street Design Manual:	Provides information and guidance for the design of the public right-of-way that recognizes the many and varied purposes that a street serves. It includes technical information for the design of residential, commercial, collector, major streets and rural roads; provides design options for traffic calming measures; and other street design standards.
Street Furniture:	A collective term for objects and pieces of equipment installed on streets and roads for various purposes, including benches, bollards, post boxes, phone boxes, streetlamps, street lighting, traffic lights, traffic signs, direction signs, bus stops, Grit bins, tram stops, taxi stands, outside lavatories, fountains and memorials, and waste receptacles.
Street Tree Program:	A program that provides guidelines for the planting, pruning, and removal of street trees within the boundaries of City property.
Streetscape:	The appearance or view of a street.
Strip Commercial:	Commercial zoning/development immediately adjacent and parallel to a collector or arterial street.
Suburban:	Inhabited districts located either on the outer rim of a city or outside the official limits of a city.
Superblocks:	A very large commercial or residential block barred to through traffic.
Sustainable Development:	Development that meets the needs of the present without compromising the ability of future generations to meet



their own needs. In the City of San Diego, the result would be compact, village-like development that ensures the maximum use of underutilized sites, encourages the use of public transport, discourages the use of the private car, and minimizes water, air, biological and other impacts on the local environment and communities.

Tandem Parking:

Two parking spaces, one behind the other, with a common or shared point of access to the maneuvering aisle.

Tax Increment Financing:

Tax increment is the agency's base financing tool and is based upon the cumulative assessed value within a project area at the time a redevelopment plan is adopted. Any increase in assessed property value (resulting from the sale of property or new development) over the base value is called tax increment and may be utilized by the Agency to repay debt incurred in conjunction with redeveloping the project area.

Telecommunications:

Communication at a distance.

Threshold:

A measured range of capacity or concentration.

TOD (Transit-Oriented Development) Design Guidelines:

Guidelines that direct growth into compact neighborhood patterns of development, where living and working environments and public transit facilities are within walking distance. The Guidelines are based on the following principles of reducing automobile trips while increasing other transit opportunities; reducing roadway expansions when transportation demands can be met through other modes; reducing air pollutants, conserving energy, and reducing automobile congestion; preserving open space and sensitive lands; providing for a diversity of housing types and affordability levels; and maximizing living, working, and convenience activities within the same neighborhood.

Time Above:

The amount of time noise exceeds a threshold level. Time Above is another measure used to analyze single event noises. The threshold can be set at any noise level for instance, 65 or 75 dBA. It typically uses minutes per day that the noise level exceeds the threshold level.

Topography:

The practice of graphic delineation in detail, usually on maps or charts of natural and man-made features of a place



	or region, in a way to show their relative positions and elevations.
Traffic calming:	The combination of mainly physical measures that reduce the negative effects of motor vehicle use, alter driver behavior and improve conditions for non-motorized street users.
Traffic Impact Study Guidelines:	A set of guidelines that encourage consistency in the preparation and review of traffic impact studies.
Traffic Management:	Management of the road network in order to achieve improvements in road safety and efficiency. Techniques include physical measures, regulatory measures, information provision and charging for facilities.
Trails:	Marked or established path or route.
Trails Master Plan:	A plan that helps to guide the development of an interconnected network of recreational trails.
Transit Occupancy Tax:	A method of funding tourism efforts through tax dollars collected in a Transit Occupancy Tax (TOT) which is charged as a special tax to those staying in local hotels.
Transit Oriented Development:	A compact land use pattern with housing, public parks, and plazas, jobs and services located along key points on a transit system.
Transit Priority:	Refers to measures and techniques designed to minimize delays to buses at intersections and along congested roads ensuring a faster commute time for passengers.
Transparency:	The quality of being clear and/or having a nature of being transparent. As it relates to building design, transparency is promoted through measures such as the use of windows and spaces between buildings.
Trips:	A single round or tour on an errand.
Urban Forest Master Plan:	A comprehensive set of policies that describe the long-term goal, strategies, and priorities to address the urban street tree inventory and forest canopy.



Useable Acres:	A graded pad not exceeding 2% rough grade, or gently sloping land not exceeding 10% grade, as required to provide for structured, public recreational programs of an active nature common to local parks in the City of San Diego (such as ball games or court games) or unstructured public recreational activities, such as children's play areas, appreciation of open spaces, or a combination thereof, unconstrained by environmental restrictions that would prevent its use as a park and recreation facility, free of structures, roads or utilities, and unencumbered by easements of any kind.
User Fees:	Fees paid for the use of public facilities and services.
Vehicle Trip Generation Rates:	Average amount of one-way vehicle trips.
Vest Pocket Park:	Parks that are less than standard size which are used to supplement an already park-deficient area. Vest Pocket Parks are not intended as a substitute for General Plan park standards.
Viewsheds:	A line of sight, as far as one can see, including adjacent areas.
Visitor Industries:	Those establishments which primarily serve visitors to the San Diego region and are frequently referred to as the tourist industry, comprised of two sectors: the Accommodation and Food Services sector and the Arts, Entertainment, and Recreation sector.
Walkability:	The extent to which walking is readily available to the consumer, as a safe, connected, accessible, and pleasant activity.
Warehousing and Distribution:	Includes uses that provide and distribute goods in large quantities. Long-term and short-term storage of commercial goods and personal items is included.
Wastewater:	Water that carries waste from residences, businesses, and industries as a result of use through washing, flushing or as part of a manufacturing process.
Watershed:	A hydrologic geographic area in which waters, solids and dissolved materials flow to a common outlet such as a point



on a larger stream, a lake or underlying aquifer, an enclosed bay, an estuary, or the Pacific.

Water Transfers:

A change in the way that water is allocated among users. An example would be relocating water from reservoirs in Northern California for use in Southern California.

Wetlands:

A transitional area between terrestrial and aquatic systems where the water table is usually at or near the surface or where the land is covered by shallow water.

Wholesale Distribution:

Establishments primarily engaged in wholesaling, and bulk sales distribution including open air handling of material and equipment.

Wayfinding:

Navigates readers through a city, hospital corridor or airport, calls attention to a storefront, or provides information about an exhibit; a succession of clues comprising visual, audible and tactile elements.

Wireless Facilities:

Structures such as cellular phone antennas, towers, and related equipment devoted to the transmission of cellular phone signals.

Urban:

Something of, relating to, characteristic of, or constituting a city.

Urbanized:

To take on urban characteristics.

Utility User Tax:

A tax imposed and levied by the City upon every person using electricity, including co-generated electricity, within the City.