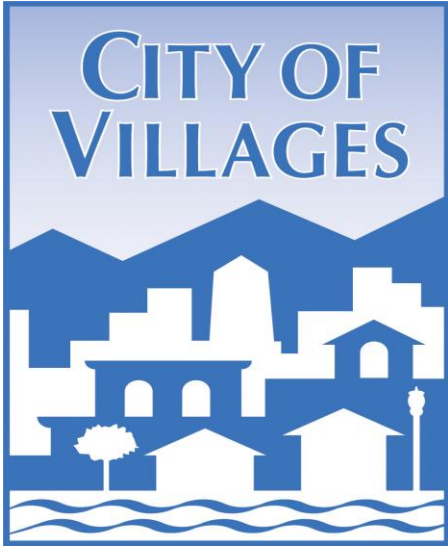


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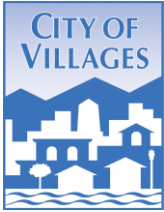
Glossary



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General Plan Glossary

- Abatement:** Any action taken to reduce, relieve, or suppress another continuing action.
- Access:** A way or means of approaching or entering, or the right or ability to approach or enter. In the General Plan, one meaning of access specifically focuses on people with disabilities and their access to entities. Another relates to means of moving vehicles to or from the public roadway system such as via a driveway.
- Accessibility:** A general term used to describe the degree to which a system is usable by as many people as possible or the degree of ease with which it is possible to reach a certain location from other locations. In the General Plan, one meaning of accessibility specifically focuses on people with disabilities and their ability to access to entities.
- Accessory Use:** A use incidental to and on the same lot as a principle use.
- 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:

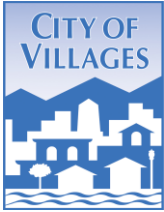
Conservation practices or systems of practices and management measures that control soil loss and reduce water quality degradation caused by nutrients, animal waste, toxins and sediment.

Best Practice:

The most efficient (least amount of effort) and effective (best results) way of accomplishing a task, based on repeatable procedures that have proven themselves over time.

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 government Program (CIP):	A program established by a city or county 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.
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.

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.

Climate Equity Index: A tool to measure the level of access to opportunity residents have within a census tract and assess the degree of potential impact from climate change to these areas.

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.

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.

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.

Communities of Concern: A census tract that has been identified as having very low or low access to opportunity as identified in the San Diego Climate Equity Index.

Community Farm: A regional-based urban agriculture activity (primarily focused on food production) that can contribute to community development, environmental awareness, positive social interaction, community education and general health.

Community Garden: A neighborhood-based, small-scale urban agriculture activity (primarily focused on fruits, vegetables and flowers) that can contribute to



community development, environmental awareness, positive social interaction, community education and general health. This type of garden is generally divided into multiple plots for crop cultivation and maintained by individual parties.

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 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 Plan(s):

The officially adopted land use plan of a local community that sets forth (in words, maps, illustrations, and/or tables) goals, policies, and recommendations intended to direct present and future physical development that occurs within the community. Community Plans within the City of San Diego are an integral part of the Land Use and Community Planning Element of the City's General Plan and therefore, must be consistent with the goals and policies of the General Plan. Within this General Plan, *community plan* is synonymous with "Specific Plans, Sub Area Plans, and Precise Plans."

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.

Congestion Management Program:

State-mandated program to monitor roadway congestion and assess the overall performance of the region's Transportation system. Based upon this assessment, the CMP contains specific strategies and improvements to reduce traffic congestion and improve the performance of a multi-modal transportation system.

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:

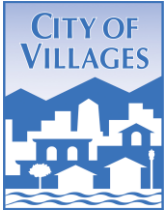
Lines drawn on a map connecting points of equal elevation.

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. Corporate headquarters are generally office uses which provide administrative support to other company-owned or -operated locations.



Crime Prevention Through Environmental Design (CPTED):

Methods of design that are based on the idea that design and effective use of the built environment can lead to reduction in the fear of crime and incidence of crime.

Cultural Amenities:

Designated space or programming for individual and group presentations, exhibitions or public performances involving music, dance, theatre, opera, literature, visual arts or any combination of media or genres currently known or which may come to be known.

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.

Dedicated Parkland:

Land committed by City ordinance or state legislature for park and recreation purposes only.

Dedication:

The transfer of property from private to public ownership.

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.

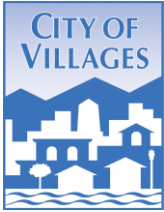
Demographics:

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.
Development Impact Fees (DIF):	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.
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.

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: recycling, water purification, sewage treatment, remediation, flue gas treatment, solid waste management, renewable energy, and others.

Environmentally Sensitive Lands (ESL):

Land containing steep hillsides, sensitive biological resources, coastal beaches, sensitive coastal bluffs, or Special Flood Hazard Areas.

~~**Facilities Benefit**~~

~~Provides 100 percent of funds for public facilities projects~~

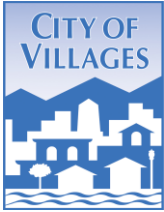
~~**Assessment (FBA):**~~

~~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.
Floodplain:	Any land area susceptible to being inundated by flood waters from any source.
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.
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.
Grading:	Any earthwork that involves grubbing, excavating, embanking, or filling.
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.
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 Occupancy Vehicle (HOV) Facility:	A transportation facility reserved for vehicles with a driver and one or more passengers, including transit vehicles.
High Technology:	High technology involves the application of scientific methods from one or more of the natural sciences such as biology, chemistry, geology, and physics to design, develop, or produce machines, apparatus, instruments, tools, components, software, communications systems, systems integration, or manufacturing processes.
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 effect 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.

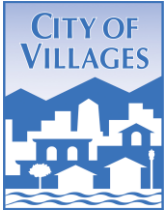
Infill Development:	Development of vacant land (usually individual lots or left-over properties) within areas that are already largely developed.
Information Infrastructure:	The underlying network that allows the transfer and distribution of information via telecommunication and computer transactions.
<u>Institutional Use:</u>	<u>Provides a designation for uses that are identified as public or semi-public facilities in the community plan and which offer public and semi-public services to the community. Uses may include but are not limited to: airports, military facilities, community colleges, university campuses, landfills, communication and utilities, transit centers, water sanitation plants, schools, libraries, police and fire facilities, cemeteries, post offices, hospitals, park-and-ride lots, government offices and civic centers.</u>
Intelligent Transportation Systems:	Electronics, communications, or information processing used singly or in combination to improve the efficiency or safety of the surface transportation system. See page Mobile Element Section D for more information.
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 as defined in joint use lease agreements.



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, turf, and other plant materials.
Large Retail Establishment:	A retail establishment comprised of one single-tenant retail establishment of at least 50,000 square feet of gross floor area or one multiple tenant retail establishment of at least 50,000 square feet of gross floor area where the multiple tenants share common check stands, an controlling interest, storage areas, warehouses, or distribution facilities. 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.
Leadership in Energy and Environmental Design (LEED):	A "green" building rating system, a national standard for developing sustainable buildings.
Levels of Service (LOS):	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.
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 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.
Mini-Park:	Parks that are less than standard size which are used to supplement an already park-deficient area (sometimes referred to as a vest pocket park).
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:	Development consisting of 2 or more land uses that are combined in a single structure or located on a single site, with functional interrelationships between uses and a coherent design. Typically, mixed-use can be done in the following ways:

Vertical Mixed-Use – A single structure with the above floors used for residential or office use and the ground floor for retail/commercial, and

Horizontal Mixed-Use – A single structure which provides retail/commercial in the portion fronting a public or private street with attached or detached residential or offices uses located behind or to the side of a single site.

Mobility: As it relates to transportation, the ability to move. Among other things, can depend on motor skills, assistive devices, transportation infrastructure (sidewalks, roadways, bikeways, light rail, heavy rail, control devices, etc.), vehicles (bikes, cars, trucks, busses, trolleys, rail cars), transit service (hours of operation, frequency), and congestion.

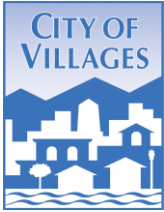
Modes: Different types of travel such as public transit, automobile, commuter rail, cycling, or walking.

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 percent 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.

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.



Multiple Species Conservation Program (MSCP):	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.
<u>Multiple-Use Commercial Land Use:</u>	<u>Provides for employment, shopping, services, recreation, and lodging needs of the residents of and visitors to San Diego. Recognizes the benefit of providing more than one use in the same location to reduce dependency on the automobile and encourages the provision of housing for all citizens of San Diego. Allows multiple uses in a mixed-use site plan or building that is commercially focused. Residential density ranges and allowed uses are further refined through community plans. This category of land use includes:</u>
	<u>Neighborhood Commercial - Provides local convenience shopping, civic uses, and services serving an approximate three mile radius. Housing may be allowed within a mixed-use setting.</u>
	<u>Community Commercial - Provides for shopping areas with retail, service, civic, and office uses for the community at large within three to six miles. It can also be applied to Transit Corridors where multifamily residential uses could be added to enhance the viability of existing commercial uses.</u>
	<u>Regional Commercial - Serves the region, within five to 25-plus miles, with a wide variety of uses, including commercial service, civic, retail, office, and limited industrial uses. Residential uses may occur as part of a mixed-use (commercial/residential) project.</u>

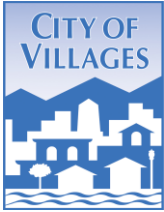
Office Commercial – Provides for office employment uses with limited, complementary retail uses. Residential uses may occur as part of a mixed-use (commercial/residential) project.

Visitor Commercial – Provides for the accommodation, dining, and recreational uses for both tourists and the local population. This designation is intended for land located near employment centers and areas with recreational resources or other visitor attractions. Residential uses may occur as part of a mixed-use (commercial/residential) project.

Heavy Commercial – Provides for retail sales, commercial services, office uses, and heavier commercial uses such as wholesale, distribution, storage, and vehicular sales and service. This designation is appropriate for transportation corridors where the previous community plan may have allowed for both industrial and commercial uses. Residential uses may occur only as part of a mixed-use (commercial/residential) project.

Business Park (Residential) – Applies in areas where employment and residential uses are located on the same premises or in close proximity. Permitted employment uses include those listed in the Business Park designation. Multifamily residential uses are optional with the density to be specified in the community plan. Development standards and/or use restrictions that address health and compatibility issues will be included in future zones.

Agriculture – Provides for areas that are rural in character or areas where agricultural uses are desirable. Allows for limited single family use of 1 dwelling unit per parcel.



Multiple-Use

Residential Land Use:

Accommodates a variety of housing types, encourages the provision of housing for all citizens of San Diego, and recognizes the benefit of providing more than one use in the same location to reduce dependency on the automobile and provide for a walkable pedestrian-oriented setting. Allows multiple uses in a mixed-use site plan or building that is residentially focused. Residential density ranges and allowed uses are further refined through community plans. This category of land use includes:

Multi-Family Residential - Allows multiple units on a lot in order to provide medium to higher density housing.

Community Commercial - Provides housing in a mixed-use setting and serves the commercial needs of the community-at-large, including the industrial and business areas. Integration of commercial and residential use is emphasized; civic uses are an important component. Retail, professional/administrative offices, commercial recreation facilities, service businesses, and similar types of uses are allowed. Urban Village: Serves the region with many types of uses, including very-high density housing, in a high-intensity mixed-use setting. Integration of commercial and residential use is emphasized. Uses include housing, business/professional office, commercial service, and retail. Mixed-use development that includes employment uses and housing opportunities should facilitate active street frontages and pedestrian-oriented design. Outdoor spaces, plazas, and paseos are central organizing features of urban villages.

Downtown - Provides a range of single and multiple uses in a setting of high intensity appropriate to downtown's unique role as the regional center. Integration of commercial,

residential, civic, institutional, and open space uses is emphasized.

Municipal Boundary Adjustment:

A change in the boundary of a local jurisdiction.

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.

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.

Net Zero Energy:

Net zero energy is achieved when the amount of electricity put back into the grid equals the amount used from the grid, on an annual basis. The net zero energy concept is based on the State Department of Energy's Zero Energy Homes research initiative. A net zero energy structure combines state-of-the-art, energy-efficient construction and appliances with commercially available renewable energy systems such as solar electricity and results in net zero consumption from utility provider.

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).



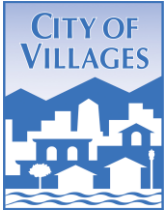
- Noise Scales:** ———Different methods used to measure noise.
- Noise-Sensitive Land Uses:** Land uses depending on the specific indoor or outdoor use that can be affected by a loud noise environment. The most common types of uses include, but are not limited to: residential, hospitals, nursing facilities, 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.
- Non-Residential Land Use:** Residential use is not compatible and is therefore not allowed. This category includes:
- Scientific Research** - Provides for activities limited to scientific research, product development and testing, engineering, and any other basic research functions leading to new product development with limited light manufacturing. Office uses, except corporate headquarters, are not permitted, except as accessory to the primary use or as direct support for scientific research uses. This designation would not permit storage and distribution uses.
- Technology Park** - Allows high technology related to applied sciences, including: light manufacturing, research and development, corporate headquarters, and storage and distribution uses. This designation also allows office uses which provide administrative, sales, and service functions directly related to these high technology uses. It is appropriate to apply in light industrial areas with some office development.

Business Park – Allows office, research and development, and light manufacturing uses. This designation would not permit storage and distribution uses except as accessory to the primary use. It is appropriate to apply in portions of communities primarily characterized by single- and multi-tenant office development with some light industrial uses.

International Business and Trade – Combines the uses permitted in both the Business Park and Light Industrial designations. Allows single- and multi-tenant office, research and development, light manufacturing, and storage and distribution uses. It is appropriate to apply in portions of communities adjacent to the border, other ports of entry, or areas in transition to higher intensity industries.

Light Industrial – Allows a wider variety of industrial uses by permitting a full range of light manufacturing and research and development uses, and adding other industrial uses such as storage and distribution and transportation terminals. Multi-tenant industrial uses and corporate headquarters office uses are permitted. Otherwise, only limited office or commercial uses should be permitted which are accessory to the primary industrial use. Heavy industrial uses that have significant nuisance or hazardous effects are excluded.

Heavy Industrial – Provides for industrial uses emphasizing base sector manufacturing, wholesale and distribution, extractive, and primary processing uses with nuisance or hazardous characteristics. For reasons of health, safety, environmental effects, or welfare these uses should be segregated from other uses. Non-industrial uses, except corporate headquarters, should be prohibited.



Neighborhood Commercial (Residential Prohibited) - Provides local convenience shopping, civic uses, and services serving an approximate three mile radius.

Community Commercial (Residential Prohibited) - Provides for shopping areas with retail, service, civic, and office uses for the community at large within three to six miles.

Office Commercial (Residential Prohibited) - Provides for office employment uses with limited, complementary retail uses.

Regional Commercial (Residential Prohibited) - Serves the region, within five to 25-plus miles, with a wide variety of uses, including commercial service, civic, retail, office, and limited industrial uses.

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.

Office Use:

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

Open Space Land:

Provides for the preservation of land that has distinctive scenic, natural or cultural features, that contribute to community character and form, or that contains environmentally sensitive resources. Applies to land or water areas that are undeveloped, generally free from development, or developed with very low-intensity uses that respect natural environmental characteristics and are compatible with the open space use. Open Space may have utility for: primarily passive park and recreation use; conservation of land, water, or other natural

resources; historic or scenic purposes; visual relief; or landform preservation.

Owner Participation

Contracts entered into between an agency and a property

Agreements:

owner memorializing the parties' obligations with respect to a redevelopment project.

Parking Management:

Employing complementary policies and programs designed to optimize the use of public and private parking resources.

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:

Population-Based Parks. These include Neighborhood and Community Parks that provide *useable* space for both active and passive recreational uses, located in close proximity to residential development and intended to serve the daily needs of residents.

Resource-Based Parks. These are located, or centered on, distinctive natural or man-made features (historical, cultural or natural). Intended for regional use by residents or visitors.

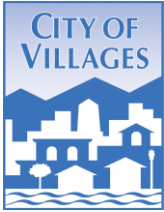
Open Space Parks. These include open space systems consisting of canyons, mesas and other natural landforms such as Tecolote Canyon, Rancho Peñasquitos Preserve, and Black Mountain Natural Open Space Parks. These are intended to preserve and protect native plants and animals, while providing public access for recreational purposes.

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 a designated area between lanes of opposing traffic where pedestrians may safely wait until vehicular traffic clears, allowing them to cross a street. Pedestrian refuges can significantly reduce delay in crossing uncontrolled locations since the pedestrian need only search for a gap in traffic 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 of 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

Product manufacturing facilities which include a U.S.-

Facilities:

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:

The Public Administration sector consists of establishments

Sector:

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:

Artworks designed or specified by professional artists located in publicly accessible places or visible from public right-of-ways.

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.

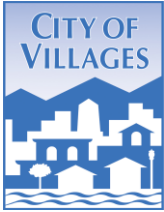
Public Facility Financing Plan

A document identifying needed public facilities, required timing, responsible parties, and anticipated funding.

(PFFP):

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, Active:

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, General:

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

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**—The long-term planning framework for the San Diego~~

~~(RCP): region as a whole, adopted by the SANDAG Board.~~

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.

Residential Land Use: Accommodates a variety of housing types, including both single-family and multi-family, at various specified densities throughout the City and encourages the provision of housing for all citizens of San Diego. Residential land use can be residential-only or accommodate multiple uses in a mixed-use site plan or building (see "Mixed-Use" and "Multiple-Use Residential Land Use" for further information). Residential density ranges and allowed uses are further refined through community plans.

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.

Seismic:

Of, subject to, or caused by an earthquake.

Self-Sufficient Wages:

Note to reader: For the legislative intent on the use of this term, refer to the March 7, 2008 memo from Council President Scott Peters and Councilmember Anthony Young, included as Exhibit A to the Glossary.

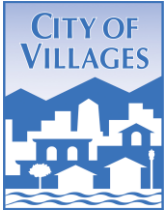
Sensitive Receptors:

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.

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. Allows multiple users on one site to take advantage of different parking demand peaking characteristics. Off-site shared parking arrangements can also be used to meet parking needs by utilizing available off site parking supply.
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 by Level (SENEL) or Sound Exposure Level (SEL):	A rating scale used to measure single event noises 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 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 landscape, softscape comprises 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, 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.

Structurally Excluded Community:

A shift from labeling a community as underserved to structurally excluded places the focus on systems intentionally created to exclude, marginalize and oppress instead of the individuals or people living in their communities. The term structurally excluded community takes into consideration how racial disparities are often connected to place and are rooted in historic racialized policies and practices that created and maintain unfair racial outcomes. A structurally excluded community takes into consideration how systems interact with racial and ethnic differences to design disparities and shape racial biases which impact access to health, education, economic capital, social position, safety and opportunity.

Suburban:

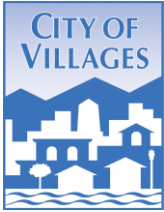
Inhabited districts located either on the outer rim of a city or outside the official limits of a city.

Superblocks:

A very large commercial or residential block barred to through traffic.

Surface Transportation:

Means of moving persons or goods from one place to another, including by foot, bicycle, motor vehicle, transit (bus, light rail), rail, and truck.



Sustainable Development:

Development that meets the needs of the present without compromising the ability of future generations to meet their 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, cycling and walking over 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.

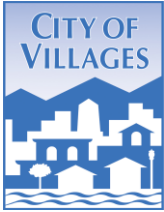
Time Above:

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:	<p>Trails that are approved as a part of the City’s system of public trails are defined as:</p> <p><u>Destination Trail:</u> A trail designed to go to a specific destination. The destination may be a point of interest for scenic, educational, or activity-based purposes. The trail destination will usually include interpretive signage or other information.</p> <p><u>Journey Trail:</u> A trail that provides a route to pass through and enjoy natural areas without having a specific destination other than the trail itself.</p> <p><u>Loop Trail:</u> A trail that provides a loop. This type of trail will usually have scenic or other characteristics, but may also be a short exercise trail.</p> <p><u>Connector Trail:</u> A trail that connects or links to another trail or trail system. This type of trail could also be part of a larger destination, journey, or loop trail, or may be the start or ending of an alternative transportation route.</p>
Trails Master Plan:	A plan that helps to guide the development of an interconnected network of recreational trails.
Transient Occupancy Tax:	A method of funding tourism marketing efforts through tax dollars collected in a Transient



Occupancy Tax (TOT) which is charged as a special tax to those staying in local hotels.

Transit-Oriented

**Development (TOD)
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 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.

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.

Trip:

A movement from the beginning of travel to a destination.

Universal Design:

Strives to be a broad-spectrum solution that helps everyone, not just people with disabilities.

Urban:

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

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.
Urbanized:	To take on urban characteristics.
Usability:	Used to describe how easily an entity (e.g., device, service, environment) can be used by any type of user.
Useable Acres:	A graded pad not exceeding two percent rough 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 gently sloping land not exceeding ten percent grade for 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.
Utility User Tax:	A tax imposed and levied by the City upon every person using electricity, including co-generated electricity, within the City.
Vehicle Trip Generation	Average number of one-way vehicle trips generated per unit
Rates:	of a specified land use type, such as per dwelling unit of multi-family residential or per 1,000 square feet of high rise office. Rates are determined by empirical data.
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 ocean.
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.
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.
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.

Wireless Facilities:

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

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