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9 Glossary

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

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

Acres, Gross. A measure of total land area of any lot including streets, parks and other land dedications.

Acres, Net. The gross area of a site excluding all public and private streets; streets which provide primary and direct access to a public street; land which has been determined to be hazardous or unbuildable; land within any existing or planned drainage easement; and land required to be dedicated for school and park or other facility dedicated for public use.

Affordable Housing. Housing capable of being purchased or rented by a household with very low, low, or moderate income, based on a household's ability to make monthly payments necessary to obtain housing. Housing is considered affordable when a household pays less than 30% of its gross monthly income (GMI) for housing, including utilities.

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

Agriculture. Use of land for the production of food and fiber, including the growing of crops and/or the grazing of animals on natural prime or improved pasture land.

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

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

Anaerobic. An organism or tissue) living in the absence of air or free oxygen; or pertaining to or caused by the absence of oxygen.

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

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

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

Arterial. A major street carrying volumes of relatively high speed traffic from local and collector streets to and from freeways and other major streets. These streets have controlled intersections and generally provide limited direct access to abutting properties.

Attainment Area. An area considered to have air quality as good as or better than federal or State air quality standards as defined in the federal Clean Air Act or the California Clean Air Act. An area may be an attainment area for one pollutant and a non-attainment area for others.

Best Available Control Technology (BACT). The most stringent emission limit or control technique that has been achieved in practice that is applicable to a particular emission source.

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

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

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

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

Buildout. That level of urban development characterized by full occupancy of all developable sites in accordance with the General Plan; the maximum probable level of development envisioned by the General Plan under specified assumptions about densities and intensities. Buildout does not assume that each parcel is developed to include all floor area or housing units possible under zoning regulations.

Business Services. A subcategory of commercial land use which permits establishments primarily engaged in rendering services to other business establishments on a fee or contract basis, such as advertising and mailing; building maintenance; personnel and employment

services; management and consulting services; protective services; equipment rental and leasing; photo finishing; copying and printing; travel; office supply; and similar services.

Capital Improvement Program (CIP). A program, administered by the City which schedules permanent improvements, usually for a minimum of five years into the future, to fit the projected fiscal capability of the City. The program generally is reviewed annually, for conformance to and consistency with the General Plan.

Carbon Dioxide (CO₂). A colorless, odorless, non-poison gas that is a normal part of the atmosphere.

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

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

City. In this document, City with a capital “C” refers to the City of Pacifica; when used with a lower case “c” it refers to the geographic area of the city, not the governmental organization.

Clustered Development. Development in which a number of dwelling units are placed in closer proximity than typically permitted, or are attached, with the purpose of minimizing grading and retaining open space areas.

Coastal Sediment. Sediment that occurs on the coastal shoreline, generally consisting of sand, gravel, silt, and clay.

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

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

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

Community Noise Equivalent Level (CNEL). The average equivalent A-weighted sound level during a 24-hour day, obtained after addition of five decibels to sound levels in the evening from 7 p.m. to 10 p.m. and after addition of 10 decibels to sound levels in the night from 10 p.m. to 7 a.m.

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

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

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

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

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

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

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

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

Decibel (dB). A unit of measurement used to express the relative intensity of sound as heard by the human ear describing the amplitude of sound, equal to 20 times the logarithm to the base 10 of the ratio of the pressure of the sound measured to the reference pressure, which is 20 micropascals (20 micronewtons per square meter).

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

Dedication. The commitment by an owner or developer of private land for public use, and the acceptance of land for such use by the governmental agency having jurisdiction over the public function for which it will be used. Dedications for roads, parks, school sites, or other public uses often are required by the city as conditions of approval on a development.

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

Density. The number of residential dwelling units per acre of land.

Density Bonus. The allocation of development rights that allow a parcel to accommodate additional square footage or additional residential units beyond the maximum for which the parcel is zoned, usually in exchange for the provision or preservation of an amenity at the same site or at another location. Under California State Law, residential projects of three or more units that provide affordable housing may be entitled to a 35 percent increase of the underlying zone district.

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

Detention Basin/Pond. Facilities classified according to the broad function they serve, such as storage, diversion or detention. Detention facilities are constructed to retard flood runoff and minimize the effect of floods.

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

Development. The physical extension and/or construction of urban land uses. Development activities include but are not limited to. subdivision of land; construction or alteration of structures, roads, utilities, and other facilities; installation of septic systems; grading; deposit of refuse, debris, or fill materials; and clearing of natural vegetation cover (with the exception of agricultural activities). Routine repair and maintenance activities are not considered as “development.”

Development Fee. See “Impact Fee.”

Development Rights. The right to develop land by a landowner who maintains fee-simple ownership over the land or by a party other than the owner who has obtained the rights to develop. Such rights usually are expressed in terms of density allowed under existing zoning. For example, one development right may equal one unit of housing or may equal a specific number of square feet of gross floor area in one or more specified zone districts.

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

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

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

Easement, Scenic. A tool that allows a public agency to use land for scenic enhancement, such as roadside landscaping or vista preservation.

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

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

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

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

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

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

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

Exaction. A contribution or payment required as an authorized precondition for receiving a development permit; usually refers to mandatory dedication (or fee in lieu of dedication) requirements found in many subdivision regulations.

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

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

Federal Candidate Species, Category 1 (Candidate 1). Species for which the U.S. Fish and Wildlife Service has sufficient biological information to support a proposal to list as Endangered or Threatened.

Federal Candidate Species, Category 2 (Candidate 2). Species for which existing information indicates that these species may warrant listing, but for which substantial biological information to support a proposed rule is lacking.

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

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

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

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

Flood Insurance Rate Map (FIRM). For each community, the official map on which the Federal Insurance Administration has delineated areas of special flood hazard and the premium risk zones applicable to that community.

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

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

Floor Area, Gross. The total horizontal area in square feet of all floors within the exterior walls of a building, but not including the area of unroofed inner courts or shaft enclosures.

Flora and Fauna. Flora and fauna refer to plant and wildlife, respectively. The indigenous plant and wildlife of a geographical region is often referred to as that region's flora and fauna.

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

Geological. Pertaining to rock or solid matter.

Global Warming Potential. The relative impact of each greenhouse gas on climate change, on a scale based on the impact of carbon dioxide, whose Global Warming Potential (GWP) is 1.

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

Green Building. A Green Building generally refer to one that is environmentally friendly in terms of energy consumption, or the waste they produce during its entire life-cycle. A Green Building will have little or no significant impact on the environment. Green buildings are scored by rating systems, such as the Leadership in Energy and Environmental Design (LEED) rating system developed by the U.S. Green Building Council, Green Globes from GBI and other locally developed rating systems. They also must conform to California Green Building Standards.

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

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

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

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

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

Handicapped. A person determined to have a mobility impairment or mental disorder expected to be of long or indefinite duration. Many such impairments or disorders are of such a nature that a person's ability to live independently can be improved by appropriate housing conditions.

Hazardous Material. Any material that, because of its quantity, concentration, or physical or chemical characteristics, poses a significant present or potential hazard to human health and

safety or to the environment if released into the workplace or the environment. The term includes, but is not limited to, hazardous substances and hazardous wastes.

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

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

Impact. The effect of any man-made actions or indirect repercussions of man-made actions on existing physical, social, or economic conditions.

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

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

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

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

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

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

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

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

Jobs-Housing Balance. Total jobs divided by total housing units. A more appropriate measure is the jobs/employed resident ratio, which divides the number of jobs in an area by the number of employed residents (i.e. people who live in the area, but may work anywhere).

A ratio of 1.0 typically indicates a balance. A ratio greater than 1.0 indicates a net in-commute; less than 1.0 indicates a net out-commute.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Nitrogen Dioxide (NO₂). A reddish brown gas that is a byproduct of the combustion process and is a key to the ozone production process.

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

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

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

Noise Contour. Lines drawn about a noise source indicating equal levels of noise exposure. CNEL and L_{dn} are the metrics utilized herein to describe annoyance due to noise and to establish land use planning criteria for noise.

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

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

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

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

Ozone. A tri-atomic form of oxygen (O₃) created naturally in the upper atmosphere by a photochemical reaction with solar ultraviolet radiation. In the lower atmosphere, ozone is a recognized air pollutant that is not emitted directly into the environment, but is formed by complex chemical reactions between oxides of nitrogen and reactive organic compounds in the presence of sunlight, and becomes a major agent in the formation of smog.

PM₁₀, PM_{2.5} The current standard for measuring the amount of solid or liquid matter suspended in the atmosphere (“particulate matter including dust”). Refers to the amount of particulate matter under 10 micrometers and 2.5 micrometers in diameter, respectively.

Particulate matters can penetrate to the deeper portions of the lung, affecting sensitive population groups such as children and people with respiratory diseases

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

Parks. Open space lands whose primary purpose is recreation. (See “Community Park” and “Neighborhood Park.”)

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

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

Planning Area. The land area addressed by the General Plan, including land within and outside of the Urban Limit Line.

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

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

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

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

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

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

Reactive Organic Gases (ROG). Classes of hydrocarbons (olefins, substituted aromatics, and aldehydes) likely to react with ozone and nitrogen dioxide in the atmosphere to form photochemical smog.

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

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

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

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

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

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

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

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

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

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

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

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

Sensitive Receptors. Members of the population who are most sensitive to air quality include children, the elderly, the acutely ill, and the chronically ill. The term "sensitive receptors" can also refer to the land use categories where these people live or spend a significant amount of time. Such areas include residences, schools, playgrounds, child-care centers, hospitals, retirement homes, and convalescent homes.

Septic System. A sewage-treatment system that includes a settling tank through which liquid sewage flows and in which solid sewage settles and is decomposed by bacteria in the absence of oxygen. Septic systems are often used for individual-home waste disposal where an urban sewer system is not available.

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

Significant Effect. A beneficial or detrimental impact on the environment. May include, but is not limited to, significant changes in an area's air, water, and land resources.

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

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

Site. A parcel of land used or intended for one use or a group of uses and having frontage on a public or an approved private street. A lot.

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

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

Solid Waste. Any unwanted or discarded material that is not a liquid or gas. Includes organic wastes, paper products, metals, glass, plastics, cloth, brick, rock, soil, leather, rubber, yard wastes, and wood.

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

Sphere of Influence (SOI). The ultimate service area of an incorporated city, as established by San Mateo County LAFCO.

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

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

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

Subsidence. The gradual sinking of land as a result of natural or artificial causes. (See "Settlement.")

Sulfur Dioxide (SO₂). A heavy, pungent, colorless air pollutant formed primarily by the combustion of fossil fuels. It is a respiratory irritant, especially for asthmatics and is the major precursor to the formation of acid rain.

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

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

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

Transportation Demand Management (TDM). A strategy for reducing demand on the road system by reducing the number of vehicles using the roadways and/or increasing the number of persons per vehicle. TDM attempts to: (1) reduce the number of persons per vehicle; (2) reduce the number of persons who drive alone on the roadway during the commute period; and (3) increase the use of carpools, vanpools, buses and trains, and walking and biking.

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

Trip. A one-way journey that proceeds from an origin to a destination via a single mode of transportation; the smallest unit of movement considered in transportation studies. Each trip has one “production end” (origin, often from home, but not always), and one “attraction end” (destination). (See “Traffic Demand Forecasting Model.”)

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

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

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

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

Urban Heat Island Effect. A phenomenon where a metropolitan or city area is significantly warmer than surrounding rural areas because of its greater mass and surface area which makes it more able to retain heat.

Urban Limit Line (ULL). A planning boundary, defined by voters, beyond which no urban land uses can be designated during the term of the General Plan. The primary purpose of an ULL is to limit the extent of urbanization.

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

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

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

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

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

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

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

Viewshed. The area within view from a defined observation point.

Volume-to-Capacity Ratio. A measure of the operating capacity of a roadway or intersection, in terms of the number of vehicles that theoretically could pass through when the roadway or intersection is operating at its designed capacity. Abbreviated as v/c . At a v/c ratio of 1.0, the roadway or intersection is operating at capacity. If the ratio is less than 1.0, the traffic facility has additional capacity. Although ratios slightly greater than 1.0 are

possible, it is more likely that the peak hour will elongate into a “peak period.” (See “Peak Hour” and “Level of Service.”)

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

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

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

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

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

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

Zoning District. A designated section of the City for which prescribed land use requirements and building and development standards are uniform.

Zoning Ordinance. Chapter 17 of the San Pablo Municipal Code, which is a City ordinance, that divides incorporated city land into districts and establishes regulations governing the use, placement, spacing, and size of buildings, open spaces, and other facilities.

10 List of Acronyms

af/y: acre feet/year

ABAG: Association of Bay Area Governments

ADT: Average daily traffic

ADWF: Average Dry Weather Flow

AIA: Air Impact Assessment

ARPA: Archaeological Resources Protection Act

AST: Aboveground Storage Tank

BAAQMD: Bay Area Air Quality Management District

BACT: Best Available Control Technology

BART: Bay Area Rapid Transit

BAWSCA: Bay Area Water Supply and Conservation Agency

BCDC: San Francisco Bay Conservation and Development Commission

BMP: Best Management Practice

CAFE: Corporate Average Fuel Economy

CALTrans: California Department of Transportation

CalRecycle: California Department of Resources Recycling and Recovery

CARB: California Air Resources Board

CalEPA: California Environmental Protection Agency

CBC: California Building Code

C/CAG: City/County Association of Governments of San Mateo County

CC&Rs: Covenants, Conditions, and Restrictions

CCR: California Code of Regulations

CCWRP: Calera Creek Water Recycling Plant

CDF: California Department of Forestry and Fire Protection

CDFFP: California Department of Forestry and Fire Prevention

CDFG: California Department of Fish and Game

CEC: California Energy Commission

CEQA: California Environmental Quality Act

CERCLA: Comprehensive Environmental Responsibility, Compensation, and Liability Act

CESA: California Environmental Species Act

CFCs: Chloroflourocarbons

CFR: Code of Federal Regulations

CGS: California Geologic Survey

CHRIS: California Historical Resources Information System

CIP: Capital Improvement Program

CNDDDB: California Natural Diversity Data Base, Department of Fish and Game

CNEL: Community Noise Equivalent Level

CNPS: California Native Plant Society

CO: Carbon Monoxide

CRA: Community Redevelopment Act

CSC: California Species of Special Concern

CWA: Clean Water Act

CWMB: California Waste Management Board

CWMI: Chemical Waste Management Inc

CZMA: Coastal Zone Management Act

dB: Decibel

dBA: Decibel A-Weighted

DEIR: Draft Environmental Impact Report

DNL: Day-Night Average Noise Level

DOF: Department of Finance

DSOD: Division of Safety of Dams

DTSC: Department of Toxic Substances Control, State of California

DWR: Department of Water Resources

DU: Dwelling Unit

EIR: Environmental Impact Report

EMF: Electric and Magnetic Field

EMS: Emergency Medical Services

FAR: Floor Area Ratio

FEIR: Final Environmental Impact Report (CEQA)
FEMA: Federal Emergency Management Act
FESA: Federal Endangered Species Act
FIRM: Flood Insurance Rate Map
GCRIO: Global Change Research Information Office
gpd: Gallons per day
GGNRA: Golden Gate National Recreation Area
GHG: Greenhouse Gasses
GIS: Geographic Information Systems
GMP: Growth Management Program
GMP: General Management Plan
GPAC: General Plan Advisory Committee
gpm: Gallons per minute
HC: Hydrocarbons
HCM: Highway Capacity Manual
HCP: Habitat Conservation Plan
HHW: Household Hazardous Waste
HHWE: Household Hazardous Waste Element
HMMP: Hazardous Material Management Plan
IOU: Investor-Owned Utilities
ISO: National Insurance Service Office
ISR: Indirect Source Review (Air Quality)
JUHSD: Jefferson Union High School District
kV: Kilovolt
kW: Kilowatt
kWh: Kilowatt-hour
LAFCO: Local Agency Formation Commission
LCFS: Low Carbon Fuel Standard
Ldn: Day-Night Average Sound Level
LEA: Local Enforcement Agency
LEED: Leadership in Energy and Environmental Design

Leq: Equivalent Noise Level
LID: Low Impact Development
LOS: Level of Service
LRA: Local Responsibility Area
LUST: Leaking Underground Storage Tanks (Case List)
MACT: Maximum Achievable Control Technology
MBTA: Migratory Bird Treaty Act
MCL: Maximum Contaminant Level
mgd: Million gallons per day
MJ-LHMP: Multi Jurisdictional Local Hazard Mitigation Plan
MMBtu: Million British Thermal Units
MOU: Memorandum of Understanding
MRP: Municipal Regional Stormwater Permit
MTCO_{2e}: Metric tons of CO₂ Equivalent
MWMA: California Medical Waste Management Act
NAAQS: National Ambient Air Quality Standards
NCCP: Natural Communities Conservation Plan
NCFA: North County Fire Authority
NCCWD: North Coast County Water District
NEPA: National Environmental Policy Act
NFIP: National Flood Insurance Program
NHPA: National Historic Preservation Act
NHTSA: National Highway Traffic Safety Administration
NOP: Notice of Preparation (CEQA)
NO₂: Nitrogen Dioxide
NO_x: Nitrogen Oxides
NPDES: National Pollutant Discharge Elimination System
NPPA: Native Plant Protection Act
NRHP: National Register of Historic Places
NWP: Nationwide Permit
NWIC: Sonoma State University Northwest Information Center

O₃: Ozone

OAL: Office of Administrative Law

OHP: Office of Historic Preservation

OPR: Office of Planning and Research

OSHA: Occupational Safety and Health Administration

Pb: Lead

PGA: Peak Ground Acceleration (Earth Movements)

PG&E: Pacific Gas & Electric Company

PM-10: Suspended particulate matter 10 microns or less in diameter

PM-2.5: Suspended particulate matter 2.5 microns or less in diameter

ppb: Parts per billion

ppm: Parts per million (10⁶) by volume or weight

PRC: Public Resources Code

PSD: Pacifica School District

PUC: California Public Utilities Commission

RACM: Reasonably Available Control Measures

RCRA: Federal Resource Conservation and Recovery Act

RFS: Renewable Fuel Standard

RHNA: Regional Housing Needs Assessment

ROG: Reactive Organic Gases

RTP: Regional Transportation Plan

RWQCB: Regional Water Quality Control Board

SAFETEA: Safe, Accountable, Efficient Transportation Equity Act

SARA: Superfund Amendments and Reauthorization Act

SCS: Sustainable Communities Strategy

SFPUC: San Francisco Public Utilities Commission

SHPO: State Historic Preservation Officer

SHRC: State Historic Resources Commission

SIP: State Implementation Plan

SLIC: Spills, Leaks, Investigations, and Cleanups

SMARA: California Surface Mining and Reclamation Act

SMCL: San Mateo County Library
SMCWPPP: San Mateo County Water Pollution Prevention Program
SOI: Sphere of Influence
SOV: Single Occupant Vehicles
SO₂: Sulfur Dioxide
Sq. Ft.: Square Feet
SR: State Route
SRA: State Responsibility Area
SRRE: Source Reduction and Recycling Element
SWPPP: Stormwater Pollution Prevention Plan
SWRCB: State Water Resources Control Board
TACs: Toxic Air Contaminants
TAZ: Traffic Analysis Zone
TCE: Trichloroethylene
TDM: Transportation Demand Management
TDR: Transfer of Development Rights
TMDL: Total Maximum Daily Load
UBC: Uniform Building Code
ULL: Urban Limit Line
USDA: United States Department of Agriculture
U.S. EPA: United States Environmental Protection Agency
USFWS: United States Fish and Wildlife Service
USGS: United States Geologic Survey
UST: Underground Storage Tank
UV: Ultraviolet
UWMP: Urban Water Management Plan
V/C: Volume to Capacity Ratio
VMT: Vehicle Miles Traveled
VOC: Volatile Organic Compounds
VPD: Vehicles per day
WWTP: Wastewater Treatment Plant