



Downtown Redwood City Gateway Sign

Glossary



Access: A way of approaching or entering a property, including ingress (the right to enter) and egress (the right to leave).

Acreage, Gross: The total land area in acres within a defined boundary, including any area for rights-of-way, public streets, and dedications of land for public use.

Acreage, Net: That portion of gross acreage exclusive of public streets, rights-of-way, and dedications of land for public uses.

Adaptive Use/Reuse: The process of converting a building to a use other than that for which it was originally designed and/or built. Such a conversion may be accomplished with varying alterations to the building.

Affordability Covenant: A property title agreement that places resale or rental restrictions based on income levels on a housing unit.

Affordable Housing: Under State and federal statutes, generally housing that costs no more than 30 percent of gross household income. Housing costs include rent or mortgage payments, utilities, taxes, insurance, homeowner association fees, and other related costs.

Air Basin: A geographical area in California defined as a distinct air basin for the purpose of managing the air resources of the State on a regional basis. An air basin generally has similar meteorological and geographic conditions throughout.

Air Pollutants: Amounts of foreign and/or natural substances occurring in the atmosphere that may result in adverse effects on humans, animals, vegetation, and/or materials.

Air Quality Standards: The prescribed (by the Environmental Protection Agency and the California Air Resources Board) level of pollutants in the outside air that cannot be exceeded legally during a specified time in a specified geographical area.

Alternate Fuels: Fuels such as methanol, ethanol, natural gas, and liquid propane gases that are cleaner burning and help to meet the Air Resources Board's mobile and stationary emission standards.

Ambient Air: The air occurring at a particular time and place outside of structures. Often used interchangeably with "outdoor air."

Ambient Air Quality Standards: Health- and welfare-based standards for clean outdoor air that identify the maximum acceptable average concentrations of air pollutants during a specified period of time.

Ambient Noise Level: The level of noise that is all-encompassing within a given environment for which a single source cannot be determined. It is usually a composite of sounds from many and varied sources near to and far from the receiver.

Anaerobic: Living in the absence of air or free oxygen.

Annexation: The incorporation of a land area into an existing city with a resulting change in the boundaries of that city.

AQMP (Air Quality Management Plan): A plan prepared by an air pollution control district or air quality management district, for a county or region designated as a "nonattainment" area, for the purpose of bringing the area into compliance with the requirements of the national and/or California Ambient Air Quality Standards. AQMPs are incorporated into the State Implementation Plan (SIP).

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

Arterial: A major street carrying the traffic of local and collector streets to and from freeways and other major streets, with controlled intersections and generally providing direct access to nonresidential properties.

Assisted Living Facility: A special combination of housing, supportive services, personalized assistance, and healthcare designed to assist individuals who need help with activities of daily living. A facility with a central or private kitchen, dining, recreational, and other facilities with separate bedrooms or living quarters, where the emphasis of the facility remains residential.

Assisted Housing: Housing that has been subsidized by federal, State, or local housing programs.

Association of Bay Area Governments (ABAG): A regional planning agency incorporating various local governments in the San Francisco Bay Area in California. It deals with land use, housing, environmental quality, and economic development.

At-Risk Housing: Rental housing that is at risk of losing its status as housing affordable for low- and moderate-income tenants due to the expiration of federal, State, or local agreements.

Average Daily Trips (ADT): Average daily trips made by vehicles in a 24-hour period.

A-Weighted Decibel (dBA): A numerical method of rating human judgment of loudness. The A-weighted scale reduces the effects of low and high frequencies in order to simulate human hearing.

Backflow: The reverse flow of water from individual water systems into the city's drinking water system.

Bicycle Boulevard: Through routes for bicycles, providing continuous access and connections to the local and regional bicycle route network. High volumes of motor vehicle traffic are also discouraged, but may be allowed in localized areas where necessary to accommodate adjacent land uses. Local automobile, truck, and transit traffic are accommodated in the roadway, but in the event of conflicts, bicycles have priority.

Bike Lane: A corridor expressly reserved by markings for bicycles, existing on a street or roadway in addition to any lanes for use by motorized vehicles (Class II Bikeway).

Bike Path: A paved route not on a street or roadway and expressly reserved for bicycles. Bike paths may parallel roads but typically are separated from them (Class I Bikeway).

Bike Route: A bicycle facility shared with motorists and identified by signs or pavement marking symbols. A bike route does not have lane stripes (Class III Bikeway).

Biomass: Living and recently dead biological material that can be used as fuel or for industrial/commercial production.

Buffer: Land and/or improvement designated to protect one type of land use from another where there could be compatibility issues. Where a commercial district or agricultural use abuts a residential district, for example, additional use, yard, or height restrictions may be imposed to protect residential properties. The term may also be used to describe any zone that separates two unlike zones such as a multi-unit housing zone between single-unit housing and commercial uses.

Bulbout: A curb extension intended to slow the speed of traffic and increase driver awareness, particularly in residential neighborhoods. They also allow pedestrians and vehicle drivers to see each other when vehicles parked in a parking lane would otherwise block visibility.

California Building Code: A standard building code that sets for minimum standards for construction. The California Building Code is outlined in Title 24 of the California Code of Regulations and includes the Uniform Plumbing Code, Uniform Mechanical Code, National Electric Code, California Fire Code, and the California Energy Code.

California Department of Housing and Community Development (HCD): The State department responsible for administering State-sponsored housing programs and for reviewing housing elements to determine compliance with State housing law.

California Environmental Quality Act (CEQA): A State law enacted in 1971 that requires governmental agencies at all levels to consider the impact proposed projects have on the environment, including cultural resource impacts.

California Register of Historical Resources: A listing of archaeological and historic resources that meet the criteria for designation on the State register.

California Department of Transportation (Caltrans): California department whose mission is to improve mobility across the State. It manages the State highway system and is actively involved with public transportation systems within the State.

Capital Improvement Program (CIP): A proposed timetable or schedule of future capital improvements (i.e., government acquisition of real property, major construction project, or acquisition of long lasting, expensive equipment) to be carried out during a specific period, together with cost estimates and the anticipated means of financing each project. Capital improvement programs are usually projected five years in advance and are updated every two years in Redwood City as part of the City's two-year budget process.

Carbon Footprint: A measure of the impact human activities have on the environment in terms of the amount of greenhouse gases produced, measured in units of carbon dioxide.

Census: An official enumeration of the population, with details as to age, sex, occupation, etc. conducted by the federal government.

Centers: Nodes of activity that generally encompass areas with a predominant single use or mix of land uses.

Child Care: Care, control, supervision, or maintenance of a child provided for compensation by an individual, other than a parent, for less than twenty-four (24) hours in a day.

City: City, with a capital "C," generally refers to the government or administration of the City of Redwood City. City, with a lower case "c" may mean any city or the general boundaries of Redwood City.

Climate Change (see also Global Warming): Climate change refers to any significant change in measures of climate (such as temperature, precipitation or wind) lasting for an extended period (decades or longer). Climate change may result from:

- Natural factors, such as changes in the sun's intensity or slow changes in the Earth's orbit around the sun
- Natural processes within the climate system (e.g., changes in ocean circulation)
- Human activities that change the atmosphere's composition (e.g., through burning fossil fuels) and the land surface (e.g., deforestation, reforestation, urbanization and desertification)

Congestion Management Plan (CMP): Plan produced to comply with a State-mandated program (Government Code §65089a) that requires each county to prepare a plan to relieve congestion and reduce air pollution.

Collector: A street for traffic moving between arterial and local streets, generally providing direct access to properties.

Community Development Block Grant (CDBG): A grant program administered by the U.S. Department of Housing and Urban Development (HUD). This grant allots money to cities and counties for housing rehabilitation and community development activities, including public facilities and economic development.

Community Noise Equivalent Level (CNEL): The noise metric adopted by the State of California for evaluating airport noise. It represents the average daytime noise level during a 24-hour day, adjusted to an equivalent level to account for the lower tolerance of people to noise during evening and nighttime periods relative to the daytime period. See also "A-Weighted Decibel."

Compatibility: The characteristics of different uses or activities that permit them to be located near each other in harmony and without conflict. The designation of permitted and conditionally permitted uses in zoning districts is intended to achieve compatibility within the district. Some elements affecting compatibility include: intensity of occupancy as measured by dwelling units per acre; pedestrian or vehicular traffic generated; volume of goods handled; and such environmental effects as noise, vibration, glare, air pollution, or the presence of hazardous materials. On the other hand, many aspects of compatibility are based on personal preference and are much harder to measure quantitatively, at least for regulatory purposes.

Complete Streets: A comprehensive approach to the practice and related policies of mobility planning. The complete street concept recognizes that transportation corridors have multiple users with different abilities and mode preferences (e.g., pedestrians, bicyclists, transit riders, and drivers) that need to be accounted for.

Composting: The controlled microbial decomposition of organic matter (such as food scraps and yard trimmings) in the presence of oxygen into a humus- or soil-like material.

Condominium: An estate in real property consisting of an undivided interest in common in a portion of a parcel in real property, together

with a separate interest in the space in a residential, industrial, or commercial building on such real property such as an apartment, office, or store.

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

Contributing Building: A building in an historic district that is significant within a defined historic context and period of significance.

Consistent: Free from contradiction.

Corridor: Major commercial or mix-use streets that connect centers and neighborhoods and have their own identity.

Coverage: The proportion of the area of the footprint of a building in relation to the area of the lot on which it stands.

Creek: Natural stream of water smaller than a river.

Creek Protection and Setbacks: Zoning Ordinance regulations that place specific stormwater standards on development within thirty (30) feet of the centerline or twenty-five (25) feet of the top of the bank, whichever is greater, of a protected watercourse.

Cultural Arts: The transformation and collaboration of different art forms. The term embodies creative thinking and critique, which encompasses the analyses of contemporary visual culture alongside other art forms (i.e. visual art, literature, music, theatre, film, dance, and others).

Curbside Collection: A method of collecting recyclable materials at individual homes or places of business by municipal or private parties for transfer to a designated collection site or recycling facility.

Daylighting: The redirection of a stream into an above-ground channel. Daylighting is intended to improve the riparian environment for a stream which had been previously diverted into a culvert, pipe, or a drainage system.

Decibel (dB): A unit measuring the magnitude of a sound, equal to the logarithm of the ratio of the intensity of the sound to the intensity of an arbitrarily chosen standard sound, specifically a sound just barely audible to an unimpaired human ear. For environmental noise from aircraft and other transportation sources, an A-weighted sound level

(abbreviated dBA) is normally used. The A-weighting scale adjusts the values of different sound frequencies to approximate the auditory sensitivity of the human ear.

Density: The number of dwelling units per unit of land. The Redwood City General Plan refers to density in terms of dwelling units per acre (du/ac).

Density Bonus: The allocation of development rights as required by State law that allows a parcel to be developed at a higher residential density than the maximum for which the parcel is designated in exchange for the provision of a certain percentage of those units as affordable.

Density Bonus Regulatory Concessions: As specified in California Government Code §65915 to include, but not be limited to, the reduction of site development standards or Zoning Ordinance requirements, direct financial assistance, approval of mixed-use zoning in conjunction with the housing development, or any other regulatory incentive which would result in identifiable cost avoidance or reductions that are offered in addition to a density bonus.

Density Transfer: A way of retaining open space by concentrating densities—usually in compact areas adjacent to existing urbanization and utilities—while leaving unchanged historic, sensitive, or hazardous areas.

Desalination: The process of obtaining fresh water from brackish or sea water by removing salt and other minerals.

Developer: An individual or business that prepares raw land for the construction of buildings 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: Development has the meaning of §65927 (California Government Code) and is also any human-caused change to improved or unimproved real estate that requires a permit or approval from any agency of the city or county, including but not limited to, buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations, and storage of materials. “Development” means, on land, in or under water, the placement or erection of any solid material or structure; discharge or disposal of any dredged material or of any gaseous, liquid, solid, or thermal waste; grading, removing, dredging, mining, or extraction of any materials; change in the density or intensity

of use of land, including, but not limited to, subdivision pursuant to the Subdivision Map Act (commencing with §66410 of the Government Code), and any other division of land except where the land division is brought about in connection with the purchase of such land by a public agency for public recreational use; change in the intensity of use of water, or of access thereto; construction, reconstruction, demolition, or alteration of the size of any structure, including any facility of any private, public, or municipal utility; and the removal or harvesting of major vegetation other than for agricultural purposes, kelp harvesting, and timber operations which are in accordance with a timber harvesting plan submitted pursuant to the provisions of the Z'berg-Nejedly Forest Practice Act of 1973 (commencing with §4511 of the Public Resources Code). As used in this section, "structure" includes, but is not limited to, any building, road, pipe, flume conduit, siphon, aqueduct, telephone line, and electrical power transmission and distribution line. "Development" does not mean a "change of organization," as defined in Government Code §56021 or a "reorganization," as defined in Government Code §56073.

Development Agreement: A contractual agreement between a developer and the City that clearly establishes the developer's responsibility to provide a certain type of development, streets, and sewer improvements, and any other mutually agreed to terms and responsibilities as a precondition for securing approval of a project.

Development Impact Fee: A fee or charge imposed on developers to pay for a jurisdiction's costs of providing services to new development.

Dingbat: An architecturally undistinguished apartment building lacking architectural character. They are typically boxy and two- or three-stories with overhangs sheltering street-accessed parking.

Diversity: The variation among a particular group of things or people; for example various social and cultural identities among people existing together.

Domestic Water, Potable: Water that has undergone adequate treatment and is considered suitable for human drinking and cooking uses.

Drought: An extended period of months or years when a region notes a deficiency in its water supply. Generally, this occurs when a region receives consistently below average precipitation.

Dwelling, Multi-unit: A building, or portion thereof, designed for occupancy by two or more households living independently of each other and containing two or more dwelling units.

Dwelling, Single-unit Attached: Two dwelling units, each owned in fee and located on individual lots but joined along a single lot line, each of which is totally separated from the other by an unpierced wall extending from ground to roof.

Dwelling, Single-unit Detached: A dwelling unit owned in fee and located on an individual lot which is not attached to any other dwelling unit by any means.

Dwelling Unit: A structure or portion of a structure used exclusively for human habitation.

Dwelling Unit per Acre (du/ac): Number of dwelling units per one acre of land; denotes residential density.

Easement: A recorded right or interest in the land that belongs to someone else, which entitles the holder to some use, privilege, or benefit out of or over said land.

Ecosystem: A naturally occurring assemblage of organisms (plant, animal, and other living organisms) living together with their environment, functioning as a loose unit; also referred to as a biotic community.

Efficiency Unit: A small dwelling unit, often consisting of a single room, within a multi-unit structure.

Elderly Household: As defined by HUD, elderly households are one- or two-member (family or non-family) households in which the head or spouse is age 62 or older.

Electronic Waste (e-waste): Secondary computers, entertainment device electronics, mobile phones, and other items such as television sets and refrigerators, whether sold, donated, or discarded by their original owners.

Element: A division of the General Plan referring to a topic area for which goals, policies, and programs are defined (e.g., Built Environment, Housing, etc.)

Emergency Shelter: A facility that provides temporary overnight shelter for persons with no permanent housing. Such facilities may offer services to meet basic needs such as food, clothing, and limited medical care.

Endangered Species: A species of animal or plant is considered to be endangered when its prospects for survival and reproduction are in immediate jeopardy from one or more causes.

Energy Conservation: Reduction or elimination of unnecessary energy use and waste.

Energy Harvesting (i.e. power harvesting or energy scavenging): Is the process by which energy is derived from external sources (e.g. solar power, thermal energy, wind energy, salinity gradients and kinetic energy), captured, and stored.

Entitlement: A permit granted to a land owner or other authorized party giving it the right to improve a property. Such right is usually expressed in terms of a use and intensity allowed under a development agreement, subdivision or tract map, use permit, variance, building permit, or other similar permit. For example, an entitlement may specify the maximum number of residential dwelling units permitted on a site or the maximum square footage of non-residential development permitted on a site.

Environment: The sum of all external conditions and influences affecting the life, development, and ultimately, the survival of an organism.

Environmental Protection Agency (EPA): The United States agency charged with setting policy and guidelines and carrying out legal mandates for the protection of national interests in environmental resources.

Erosion: 1) The loosening and transportation of rock and soil debris by wind, rain, or running water; 2) The gradual wearing away of the upper layers of the Earth.

Essentially Unimproved Land: See “Unimproved Land.”

Ethanol: A clear, colorless, flammable oxygenated hydrocarbon. Ethanol is typically produced chemically from ethylene, or biologically from fermentation of various sugars from carbohydrates found in agricultural crops and cellulosic residues from crops or wood. It is used in the United

States as a gasoline octane enhancer and oxygenate (blended up to 10 percent concentration). Ethanol can also be used in high concentrations (E85) in vehicles designed for its use.

Fair Market Rent (FMR): Freely set rental rates defined by HUD as the median gross rents charged for available standard units in a county or Standard Metropolitan Statistical Area (SMSA). Fair Market Rents are used for the Section 8 Rental Program and many other HUD programs and are published annually by HUD.

Fault: A fracture in the Earth's crust forming a boundary between rock masses that have shifted.

FEMA: Federal Emergency Management Agency.

Ferry: Any vessel used to carry passengers and/or vehicles across a body of water on a regular basis.

Fire Flow: A rate of water flow required to halt and reverse the spread of a fire.

First-Time Homebuyer: Defined by HUD as an individual or family who has not owned a home during the three-year period preceding the HUD-assisted purchase of a home. Jurisdictions may adopt local definitions for first-time homebuyer programs which differ from non-federally funded programs.

Floating Home: A building on a float used in whole or in part for human habitation as a dwelling, which is not designed for self propulsion by mechanical means or for propulsion by means of wind, and which is on the property tax rolls of the county in which it is located.

Floodplain: A lowland or relatively flat area adjoining the banks of a river or stream which is subject to a one percent or greater chance or flooding in any given year (i.e., 100-year flood).

Floor-Area Ratio (FAR): The floor area of the building or buildings on a site or lot divided by the area of the site or lot. The Redwood City General Plan describes allowable intensity in non-residential areas in terms of FAR.

Fugitive Dust: Dust particles which are introduced into the air through certain activities such as soil cultivation, off-road vehicles, or any vehicles operating on open fields or dirt roadways.

Gateway: A point along a roadway entering a city or county at which a visitor, resident, or local worker gains a sense of having left the previous environs and of having entered a new place.

General Plan: A legal document which takes the form of a map and accompanying text adopted by the local legislative body. The plan is a compendium of policies regarding the long-term development of a jurisdiction. The State requires the preparation of seven elements or divisions as part of the plan: land use, housing, circulation, conservation, open space, noise, and safety. Additional elements pertaining to the unique needs of an agency are permitted.

Geothermal Heating: The direct use of geothermal power (power extracted from heat stored in the earth) for heating applications.

Global Warming (see also Climate Change): An increase in the average temperature of the atmosphere near the Earth's surface and in the troposphere, which can contribute to changes in global climate patterns. Global warming can occur from a variety of causes, both natural and human-induced. In common usage, "global warming" often refers to the warming that can occur as a result of increased emissions of greenhouse gases from human activities. Source: U.S. Environmental Protection Agency

Goal: The ultimate purpose of an effort stated in a way that is general in nature and immeasurable; a broad statement of intended direction and purpose. (For example, "Provide a diverse mix of land uses to meet the future needs of all residents and the business community.")

Governance: The persons, boards, commissions, committees, councils, and/or departments who make up a body for the purpose of administering city government.

Grade: The vertical location of the ground surface.

Grading: Any excavating, filling of land, or combination thereof.

Green Building: The practice of increasing the efficiency with which buildings and their sites use and harvest energy, water, and materials, and reducing building impacts on human health and the environment through better siting, design, construction, operation, maintenance, and removal—the complete building life cycle.

Greenhouse Gases: Gases in the Earth's atmosphere that produce the greenhouse effect. Changes in the concentration of certain greenhouse

gases, due to human activity such as fossil fuel burning, increase the risk of global climate change. Greenhouse gases include carbon dioxide, methane, nitrous oxide, halogenated fluorocarbons, ozone, perfluorinated carbons, and hydro fluorocarbons.

Green Streets: A street that uses vegetated facilities to manage stormwater, improve water quality, and enhance watershed health.

Ground Failure: Mudslide, landslide, liquefaction, or the compaction of soils due to ground shaking from an earthquake.

Ground Shaking: Ground movement resulting from the transmission of seismic waves during an earthquake.

Groundwater: The supply of fresh water under the ground surface in an aquifer or soil that forms a natural reservoir.

Group Housing: Any living situation, that accommodates more than six unrelated individuals and may include, but not be limited to, the following types of facilities: (1) licensed alcohol and drug treatment facilities; (2) licensed board and care homes for the elderly including convalescent or rest homes and nursing homes; (3) licensed homes for minor children; (4) licensed homes from mental patients; (5) licensed homes for the developmentally disabled; and (6) single-room occupancy projects. Group housing would typically involve a living arrangement where either support services are provided to the occupants, where cooking, living, or support sanitary facilities are shared in common between the occupants, or where there is a formal program establishing rules of conduct and purpose of the facility.

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

Hazardous Materials: An injurious substance, including pesticides, herbicides, toxic metals and chemicals, liquefied natural gas, explosives, volatile chemicals, and nuclear fuels.

Healthy Communities: Communities which are improving their physical and social environments and expanding and/or improving those community resources which enable people to mutually support each other in performing all the functions of life and in developing to their maximum potential.

Historic: An historic building or site is one that is noteworthy for its significance in local, State, or national history or culture, its architecture or design, or its works of art, memorabilia, or artifacts.

Historic Context: A narrative description of the broad patterns of historical development in a community or its region that is represented by cultural resources. An historic context statement is organized by themes such as economic, residential, and commercial development.

Historic District: A district, geographical area, or neighborhood containing a collection of residential and/or commercial historical buildings which generally represents a significant aspect of the community’s architectural and/or development history, and has been designated by the City Council.

Historic Influence: Descriptive term associated with residential neighborhood typologies in this General Plan which are generally characterized by traditional subdivision patterns and the presence of the City’s older building stock. Despite these qualities, in all cases, variety with respect to subdivision form, architectural style, and age of structure exists throughout the “Historic Influence” areas. “Historic Influence” does not imply that all or any part of these neighborhoods are Historic Districts or deemed to be eligible for future designation.

Historic Resource: A general term that refers to buildings, areas, districts, streets, sites, places, structures, outdoor works of art, natural or agricultural features, and other objects having a special historical, cultural, archaeological, architectural, community, or aesthetic value, and are usually fifty years of age or older.

Home Mortgage Disclosure Act (HMDA): The Home Mortgage Disclosure Act requires larger lending institutions making home mortgage loans to publicly disclose the location and disposition of home purchase, refinance, and improvement loans. Institutions subject to HMDA must also disclose the gender, race, and income of loan applicants.

Homeless: Unsheltered homeless are families and individuals whose primary nighttime residence is a public or private place not designed for, or ordinarily used as, a regular sleeping accommodation for human beings (e.g., the street, sidewalks, cars, vacant and abandoned buildings). Sheltered homeless are families and persons whose primary nighttime residence is a supervised publicly or privately operated shelter (e.g., emergency, transitional, battered women, and homeless

youth shelters; and commercial hotels or motels used to house the homeless).

Household: According to the Census, a household is all persons living in a dwelling unit, whether or not they are related. Both a single person living in an apartment and a family living in a house are considered households.

Household Income: The total income of all the people living in a household. Households are usually described as very low-income, low-income, moderate-income, and above moderate-income for that household size, based on their position relative to the county median income.

Housing Problems: Defined by HUD as a household that: 1) occupies a unit with physical defects (lacks complete kitchen or bathroom); 2) meets the definition of overcrowded; or 3) spends more than 30 percent of income on housing cost.

Housing Unit: A room or group of rooms used by one or more individuals living separately from others in the structure, with direct access to the outside or to a public hall and containing separate toilet and kitchen facilities.

Department of Housing and Urban Development (HUD): The United States federal department that administers federal programs dealing with better housing and urban renewal.

Impervious surfaces: Artificial structures—such as pavements (roads, sidewalks, driveways and parking lots) that are covered by impenetrable materials such as asphalt, concrete, brick, and stone—and rooftops.

Implementation: An action, procedure, program, or technique that carries out General Plan policy.

Improvement: As defined the Redwood City Municipal Code, is any building, structure, place, parking facility, fence, gate, wall, work of art, or other object constituting a physical betterment of real property, or any part of such betterment.

Income Category: Four categories are used to classify a household according to income based on the median income for the county. Under State housing statutes, these categories are defined as follows: Very Low (0-50% of county median); Low (51-80% of county median);

Moderate (81-120% of county median); and Above Moderate (over 120% of county median).

Indirect Source: Any facility, building, structure, or installation, or combination thereof, which generates or attracts mobile source activity that results in emissions of any pollutant (or precursor) for which there is a State ambient air quality standard. Examples include employment sites, shopping centers, sports facilities, housing developments, airports, commercial and industrial development, and parking lots and garages.

Infill Development: Development that occurs on:

- 1) vacant land (usually individual lots or previously passed-over properties); or
- 2) land that has been previously developed within areas that are already largely developed.

Infrastructure: The physical systems and services which support development and population, such as roadways, railroads, water, sewer, natural gas, electrical generation and transmission, telephone, cable television, storm drainage, and others.

Intensity: A measure of the amount or level of development often expressed as the ratio of building floor area to lot area (floor area ratio) for commercial, business, and industrial development, or dwelling units per acre of land for residential development (also called "density"). For the purposes of this General Plan, the intensity of non-residential development is described through the use of floor-area ratio.

Inter-agency: Indicates consultation between or among two or more discrete agencies in regard to a specific program.

Intersection: Where two or more roads cross at grade.

Issue: A problem, constraint, or opportunity which becomes the basis for community action.

Lagoons: A body of comparatively shallow salt or brackish water separated from the deeper sea by a shallow or exposed sandbank, coral reef, or similar feature.

Landmark: A site (including significant trees or other significant permanent landscaping located on a site), place, building, structure, street, improvement, street furniture, sign, work of art, natural feature,

or other object representative of the historical, archaeological, cultural, architectural, community, aesthetic, or artistic heritage of the city.

Landscaping: Planting, including but not limited to, trees, shrubs, and ground covers which are suitably designed, selected, installed, and maintained to enhance a site or right-of-way.

Land Use: A description of how land is occupied or used.

Land Use Plan: A plan showing the allowed location, extent, and intensity of development of land to be used in the future for varying types of residential, commercial, industrial, agricultural, recreational, and other public and private purposes or combination of purposes.

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

Large Household: A household with five or more members.

Lateral Spread: Refers to landslides that commonly form on gentle slopes and that have rapid fluid-like flow movement, like water.

Leadership in Energy and Environmental Design (LEED): A rating system developed by the U.S. Green Building Council to certify buildings with sustainable features.

Light pollution: Excessive or obtrusive artificial light.

Liquefaction: A process by which water saturated granular soils transform from a solid to a liquid state due to groundshaking. This phenomenon usually results from shaking from energy waves released in an earthquake.

Local Agency Formation Commission (LAFCO): A five- or seven-member commission within each county that reviews and evaluates all proposals for formation of special districts, incorporation of cities, annexation to special districts or cities, consolidation of districts, and merger of districts with cities. Each county's LAFCO is empowered to approve, disapprove, or conditionally approve such proposals.

Local Street: A street providing direct access to properties and not designed for through traffic.

Lot: A legally recognized parcel of land abutting on one or more public or City-approved private streets.

Level of Service (LOS): A measure by which transportation planners reckon the quality of service of roadway and intersection operations. LOS may be applied to vehicular travel or other modes of transport, including transit, bicycle, and walking.

Manufactured Housing: Housing that is constructed of manufactured components, assembled partly at the site rather than totally at the site. Also referred to as modular housing.

Market-Rate Housing: Housing that is available on the open market without any subsidy. The price for housing is determined by the market forces of supply and demand and varies by location.

Marshes: Type of wetland which is subject to frequent or continuous inundation. Typically the water is shallow and features grasses, rushes, reeds, typhas, sedges, and other herbaceous plants.

Median Income: The annual income for each household size within a region is defined annually by HUD. Half of the households in the region have incomes above the median and half have incomes below the median.

Mineral Resource: A mineral resource is a concentration (or occurrence) of material of economic interest in or on the Earth's crust in such form, quality, and quantity that there are reasonable and realistic prospects for eventual economic extraction.

Mitigate: To ameliorate, alleviate, or avoid to the extent reasonably feasible.

Mixed Use: Different types of complementary land uses located in close proximity within one or more buildings and/or developments within the same district, planned and constructed to complement each other. Such uses may include, but are not limited to, residential, office, retail, public, or entertainment uses. "Mixed use development," per §65089 of the California Government Code, means development which integrates compatible commercial or retail uses, or both, with residential uses, and which, due to the proximity of job locations, shopping opportunities, and residences, will discourage new trip generation.

Mobile Home: A State-licensed moveable or transportable vehicle, other than a motor vehicle, designed as a permanent structure of not less than two hundred fifty square feet in area intended for occupancy by one family, and having no foundation other than jacks, piers, wheels, or skirtings.

Mobile Sources: Sources of air pollution such as automobiles, motorcycles, trucks, off-road vehicles, boats, and airplanes. (Contrast with stationary sources.)

Modified Mercalli Intensity Scale: A scale used for measuring the intensity of an earthquake. The scale quantifies the effects of an earthquake on the Earth's surface, humans, objects of nature, and man-made structures on a scale of I through XII, with I denoting not felt, and XII one that causes almost complete destruction. The values will differ based on the distance to the earthquake, with the highest intensities being around the epicenter.

Mud Flats (see Tidal Flats): A tract of low muddy land near an estuary covered at high tide and exposed at low tide.

Multi-Generational: Of or relating to several generations.

Multi-Modal: The utilization of all available modes of travel that enhance the movement of people and goods, including, but not limited to, highway, transit, nonmotorized, and demand management strategies including, but not limited to, telecommuting. The availability and practicality of specific multimodal systems, projects, and strategies may vary by county and region in accordance with the size and complexity of different urbanized areas. (Government Code §65088)

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 Pollutant Discharge Elimination System (NPDES): As authorized by the Clean Water Act, the National Pollutant Discharge Elimination System (NPDES) permit program controls water pollution by regulating point sources that discharge pollutants into waters of the United States. The State Water Resources Control Board issues permits to jurisdictions with the objectives to attain and protect the beneficial uses of water bodies in the State; reduce pollutants in stormwater to the maximum extent practicable; and to evaluate compliance with the objectives and requirements contained in the permit.

National Register of Historic Places: The nation's official list of districts, sites, buildings, structures, and objects significant in national, regional or local American history, architecture, archaeology, and culture, maintained by the U.S. Secretary of the Interior.

Neighborhood: A geographically localized community within Redwood City. The General Plan also identifies neighborhood typologies, whereby neighborhoods that have similar characteristics, regardless of geography, are organized.

Neighborhood Associations: Community-based voluntary groups of residents in a particular neighborhood or area that meet periodically to discuss and work with the City on neighborhood and community issues. Some examples of neighborhood associations in Redwood City include Centennial, Farm Hill, Friendly Acres, Redwood Village, Oak Knoll/Edgewood Park, Palm Park, Redwood Oaks, Redwood Shores, Roosevelt, Woodside Plaza, and Stambaugh-Heller.

Neighborhood Context: The background and surrounding information that enhances understanding of a particular neighborhood.

NIMBYism: The “Not in My Backyard” syndrome, is sometimes used to describe opposition to a new development by residents in its vicinity.

Noise: Sound that is discernible to the human ear. Excessive noise is any sound which exceeds the appropriate actual or presumed ambient noise level which annoys or tends to disturb humans, or which causes or tends to cause an adverse psychological or physiological effect on humans.

Noise Contours: Continuous lines of equal noise level usually drawn around a noise source, such as an airport or highway. The lines are generally drawn in five-decibel increments so that they resemble elevation contours in topographic maps.

Nonconforming Use: An established use of a building or land which was legally initiated but which does not conform to the present code because of subsequent changes in land use regulations.

open space (general descriptive term and used with lowercase letters in the General Plan): Land without buildings. This is a general, descriptive term that places no restrictions on the use of the land.

Open Space: (State of California definition): Any parcel or area of land or water that is essentially unimproved and devoted to an open-space use as defined in this section, and that is designated on a local, regional or state open-space plan as any of the following:

1. Open space for the preservation of natural resources including, but not limited to, areas required for the

- preservation of plant and animal life, including habitat for fish and wildlife species; areas required for ecologic and other scientific study purposes; rivers, streams, bays and estuaries; and coastal beaches, lakeshores, banks of rivers and streams, and watershed lands.
2. Open space used for the managed production of resources, including but not limited to, forest lands, rangeland, agricultural lands and areas of economic importance for the production of food or fiber; areas required for recharge of groundwater basins; bays, estuaries, marshes, rivers and streams which are important for the management of commercial fisheries; and areas containing major mineral deposits, including those in short supply.
 3. Open space for outdoor recreation, including but not limited to, areas of outstanding scenic, historic and cultural value; areas particularly suited for park and recreation purposes, including access to lakeshores, beaches, and rivers and streams; and areas which serve as links between major recreation and open-space reservations, including utility easements, banks of rivers and streams, trails, and scenic highway corridors.
 4. Open space for public health and safety, including, but not limited to, areas which require special management or regulation because of hazardous or special conditions such as earthquake fault zones, unstable soil areas, floodplains, watersheds, areas presenting high fire risks, areas required for the protection of water quality and water reservoirs and areas required for the protection and enhancement of air quality.
 5. Open space in support of the mission of military installations that comprises areas adjacent to military installations, military training routes, and underlying restricted airspace that can provide additional buffer zones to military activities and complement the resource values of military lands.
 6. Open space for the protection of places, features, and objects described in Sections 5097.9 and 5097.993 of the Public Resources Code.

Open Space, Preservation: The Open Space - Preservation category applies to natural and other areas set aside to allow for:

1. The protection and preservation of unique resources in Redwood City, including wildlife habitat, creeks, tidal marsh lands, protected hillsides, and geological formations.
2. Opportunities for resource enhancement, including restoration of tidal and other wetlands and creeks.
3. The preservation and management of locally available natural resources, including but not limited to timber, marine, wind, solar, and other types of resources.

Ordinance: A law or regulation set forth and adopted by a governmental authority, usually a city or county.

Overcrowding: As defined by the U.S. Census, a household with greater than 1.01 persons per room, excluding bathrooms, kitchens, hallways, and porches.

Overlay: A land use designation or a zoning designation that modifies the basic underlying designation in some specific manner.

Overpayment: The extent to which gross housing costs, including utility costs, exceed 30 percent of gross household income, based on data published by the U.S. Census Bureau. Severe overpayment, or cost burden, exists if gross housing costs exceed 50 percent of gross income.

Para-transit: An alternative mode of passenger transportation that does not follow fixed routes or schedules, and consists typically of vans or mini-buses. Paratransit services are operated by public transit agencies, community groups or not-for-profit corporations, and for-profit private companies or operators.

Parcel: The basic unit of land entitlement. A designated area of land established by plat, subdivision, or otherwise legally defined and permitted to be used or built upon.

Particulate Matter (PM₁₀): Particulate Matter less than 10 microns. A major air pollutant consisting of tiny solid or liquid particles of soot, dust, smoke, fumes and aerosols. The size of the particles (10 microns or smaller, about 0.0004 inches or less) allows them to easily enter the air sacs in the lungs where they may be deposited, resulting in adverse

health effects. PM₁₀ also causes visibility reduction and is a criteria air pollutant.

Period of Significance: Span of time in which a property has attained significance.

Planning Area: The Planning Area is the land areas addressed by the General Plan. For a city, the Planning Area boundary typically coincides with the Sphere of Influence and encompasses land both within the City limits and potentially annexable land.

Photovoltaic cells (i.e. solar cells): A device that converts sunlight directly into electricity by the photovoltaic effect.

Policy: Statement guiding action and implying clear commitment found within each Element of the General Plan (e.g., "Maintain a balance or surplus between the generation of public revenues and the cost of providing public facilities and services.")

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

Potable Water: Water that is of sufficiently high quality so that it can be consumed or used without risk of immediate or long term harm.

Private: Of or concerning a particular person or group; not owned by a government body.

Program: A coordinated set of specific measures and actions (e.g., zoning, subdivision procedures, and capital expenditures) the local government intends to use in carrying out the policies of the General Plan.

Public: Of the people as a whole, or for the use and benefit of all.

Public Space: Land or structures that are open to anyone without restrictions; may include public or private property; also referred to as "public realm."

Recycling: The act of processing used or abandoned materials for use in creating new product.

Recycled Water: Former wastewater (sewage) that has been treated to remove solids and certain impurities, and then allowed to recharge the

aquifer rather than being discharged to surface water. This recharging is often done by using the treated wastewater for irrigation.

Redevelopment: Redevelopment, under the California Community Redevelopment Law, is a process with the authority, scope, and financing mechanisms necessary to provide stimulus to reverse current negative business trends, remedy blight, provide job development incentives, and create a new image for a community. It provides for the planning, development, redesign, clearance, reconstruction, or rehabilitation, or any combination of these, and the provision of public and private improvements as may be appropriate or necessary in the interest of the general welfare. In a more general sense, redevelopment is a process in which existing development and use of land is replaced with newer development and/or use.

Redevelopment Agency (RDA): A local agency created under California Redevelopment Law, or a local legislative body that has elected to exercise the powers granted to such agency, for the purpose of planning, developing, re-planning, redesigning, clearing, reconstructing, and/or rehabilitating all or part of a specific area with residential, commercial, industrial, and/or public (including recreational) structures and facilities. The redevelopment agency's plans must be compatible with adopted community general plans.

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

Regional Housing Needs Allocation (RHNA): The Regional Housing Needs Allocation (RHNA) is based on State of California projections of population growth and housing unit demand and assigns a share of the region's future housing need to each jurisdiction in the State. These housing need numbers serve as the basis for the update of the housing element in each California city and county.

Regulation: A rule or order prescribed for managing government.

Rehabilitation: The upgrading of a building in previously dilapidated or substandard condition for human habitation or use.

Renewable Energy: The term renewable energy generally refers to electricity supplied from renewable energy sources, such as wind and solar power, geothermal, hydropower and various forms of biomass. These energy sources are considered renewable sources because their fuel sources are continuously replenished.

Retrofit: To add materials and/or devices to an existing building or system to improve its operation or efficiency.

Right-of-Way: Any place which is dedicated to use by the public for pedestrian and vehicular travel. A right-of-way may include, but is not limited to, a street, sidewalk, curb, and gutter. A right-of-way may be a crossing, intersection, parkway, median, highway, alley, lane, mall, court, way, avenue, boulevard, road, roadway, railway, viaduct, subway, tunnel, bridge, thoroughfare, park square, or other similar public way.

Riparian: Relating to or living on or located on the bank of bodies or courses of water.

Pedestrian Enhanced Design (PED): The reduction in the number and/or width of travel lanes on a roadway. Potential benefits of a PED include lower vehicle speeds, more space available for bike lanes, sidewalks, and/or landscaping, and improved safety for all users. PEDs often reduce the capacity of the roadway and may increase vehicle delay, including transit vehicles.

Salt Ponds: Shallow man-made ponds designed to produce salt from sea water.

Sanitary Sewer: A system of subterranean conduits that carries refuse liquids or waste matter to a plant where the sewage is treated, as contrasted with storm drainage systems (that carry surface water) and septic tanks or leach fields (that hold refuse liquids and waste matter on site).

Second Dwelling Unit: An accessory dwelling unit that is subordinate to and on the same lot or parcel of property as another single dwelling unit in a residential district. It includes a kitchen and sanitary facilities for the exclusive use of one household.

Secretary of the Interior's Standards for the Treatment of Historic Properties: All publications issued by the U.S. Department of the Interior, National Park Service, and the publications of the National Park Service, Preservation Assistance Division that provide the standards and guidelines for appropriate rehabilitation, restoration, preservation, and new construction to historic buildings and within historic districts.

Section 8: A tenant-based rental assistance program that subsidizes a household's rent in a privately owned house or apartment. The program is administered by local public housing authorities. Assistance payments are based on 30 percent of household annual income. Households with

incomes of 50 percent or below the area median income are eligible to participate in the program.

Seismic: Caused by or subject to earthquakes or Earth vibrations.

Sensitive Species: Includes those plant and animal species considered threatened or endangered by the U.S. Fish and Wildlife Service and/or the California Department of Fish and Game, according to Section 3 of the Federal Endangered Species Act. Endangered - any species in danger of extinction throughout all, or a significant portion of, its range. Threatened - a species likely to become an endangered species within the foreseeable future throughout all, or a portion of, its range. These species are periodically listed in the Federal Register and are therefore referred to as "federally listed" species.

Sequoia sempervirens: Sole living species of the genus Sequoia in the cypress family Cupressaceae. Common names include Coast Redwood and California Redwood. It is an evergreen, long-lived tree that lives for up to 2,200 years, and includes the tallest trees on Earth, reaching almost 400 feet in height and 26 feet in diameter.

Setback: The distance from a defined point of line governing the placement of buildings, structures, parking, or uses on a lot.

Sewer: Any pipe or conduit used to collect and carry away wastewater from the generating source to a treatment plant or discharge outfall.

Single-Room Occupancy Development: A multiple tenant building that house private rooms (studio-style apartments) for individuals, often without private kitchen facilities.

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.

Slough: A depression associated with wetlands and marshlands containing areas of slightly deeper water and a slow current.

Smart growth: Smart growth is a compact, efficient, and environmentally sensitive pattern of development that provides people with additional travel, housing, and employment choices by focusing future growth away from rural areas and closer to existing and planned job centers and public facilities.

Smog: A combination of smoke, ozone, hydrocarbons, nitrogen oxides, and other chemically reactive compounds which, under certain

conditions of weather and sunlight, may result in a murky brown haze that causes adverse health effects. The primary source of smog in California is motor vehicles.

Specific Plan: A tool authorized by Government Code §65450 et. seq. for the systematic implementation of the General Plan for a defined portion of a community's planning area. A specific plan must specify in detail the land uses, public and private facilities needed to support the land uses, phasing of development and use of natural resources, and a program of implementation measures, including financing measures. Redwood City has generally prepared precise plans. Precise plans are often very similar to specific plans, but are preferred by some charter cities (which, unlike general law cities, can use any planning tool not prohibited by the State) due to the lack of State-mandated constraints.

Soil: Naturally occurring superficial deposits overlying bedrock.

Solar Energy: Energy from the sun that is converted into thermal or electrical energy.

Solar Ovens: An oven that uses sunlight as its energy source.

Solid Waste: All solid, semi-solid, and liquid wastes, including garbage, trash, refuse, paper, rubbish, ashes, industrial wastes, demolition and construction wastes, abandoned vehicles and parts thereof, discarded home and industrial appliances, dewatered, treated, or chemically fixed sewage sludge which is not hazardous waste, manure, vegetable of animal solid and semi-solid wastes, and other discarded solid and semi-solid waste.

Special Needs Groups: Those segments of the population which have a more difficult time finding decent affordable housing due to special circumstances. Under State planning law, these special needs groups consist of seniors, disabled, large households, female-headed households with children, farmworkers, homeless, and students.

Sphere of Influence: The probable physical boundaries and service area of a local government agency as determined by the San Mateo Local Agency Formation Commission.

Standards: (1) A rule or measure establishing a level of quality or quantity that must be complied with or satisfied. The California Government Code (§65302) requires that General Plans describe "standards." Examples of standards might include the number of acres of parkland per 1,000 population that the community will attempt to

acquire and improve. (2) Requirements in a Zoning Ordinance that govern building and development as distinguished from use restrictions; for example, site design regulations such as lot area, height limit, frontage, landscaping, and floor area ratio.

State Historical Building Code (SHBC): State of California, Title 24, Building Standards, Part 8, which regulates control and allows alternatives to any and all prevailing codes when dealing with qualified historic buildings and structures.

Stationary Sources: Non-mobile sources such as power plants, refineries, and manufacturing facilities which emit air pollutants.

Streetcar: Streetcars are typically small, (about 50 passengers), light-weight, electric-powered rail vehicles that run on fixed tracks, primarily on shared lanes in public streets. Typically, streetcars are intended for trips that are a couple of miles long within a city.

Street Typology: A method of classifying streets by relating them to the adjacent land use and their function for pedestrians, bicyclists, and transit. The design of a street, its intersections, sidewalks, and transit stops should reflect the adjacent land uses since the type and intensity of the adjacent land use directly influences the level of use by other modes. The street typology attempts to strike a balance between functional classification, adjacent land use, and the competing travel needs.

Structure: Anything constructed or erected that requires location on the ground or attachment to something having location on the ground, including swimming pools, but excluding driveways, sidewalks, patios, or parking spaces.

Subdivision: The division of any improved or unimproved land, shown on the latest equalized county assessment roll as a unit or as contiguous units, for the purpose of sale, lease, or financing, whether immediate or future. Property shall be considered as contiguous units even if it is separated by roads, streets, utility easements, or railroad rights-of-way. "Subdivision" includes a condominium project, as defined in Section 1350 of the California Civil Code, or a community apartment project, as defined in Section 11004 of the California Business and Professions Code. Any conveyance of land to a governmental agency, public entity, or public utility shall not be considered a division of land for purposes of computing the number of parcels. "Subdivision" shall not include the financing or leasing of apartments, offices, stores, or similar space within apartment buildings, industrial buildings, commercial buildings,

mobile home parks or trailer parks; mineral, oil or gas leases; or land dedicated for cemetery purposes under the Health and Safety Code of the State.

Subsidence: The sinking or downward settling and compaction of soil and other surface material with little or no horizontal motion. Subsidence may be caused by a variety of human and natural activity, including earthquakes.

Subsidy (Housing): To assist by payment of a sum of money or by the granting of terms or favors that reduce the need for monetary expenditures. Housing subsidies may take the forms of mortgage interest deductions or tax credits from federal and/or State income taxes, sale or lease at less than market value of land to be used for the construction of housing, payments to supplement a minimum affordable rent, and the like.

Substandard Housing: Residential dwellings that, because of their physical condition, do not provide safe and sanitary housing (i.e. does not provide shelter, endangers the health, safety or well-being of occupants). Jurisdictions may adopt more stringent local definitions of substandard housing.

Substantial Rehabilitation: Rehabilitation, the value of which constitutes a significant, and program specific portion, of the after rehabilitation value of the dwelling, inclusive of the land value.

Supportive Services: Services provided to residents of supportive housing for the purpose of facilitating the independence of residents. Some examples are case management, medical or psychological counseling and supervision, child care, transportation, and job training.

Sustainability: The ability for the city and citizens of Redwood City to meet the needs of the present economy, society, and environment while preserving the ability of future generations to meet their needs.

Sustainable Building: A building approach which integrates building materials and methods that promote environmental quality, economic vitality, and social benefit through the design, construction, and operation of the built environment. Sustainable building merges sound, environmentally responsible practices into one discipline that looks at the environmental, economic, and social effects of a building or built project as a whole. Sustainable building design encompasses the following broad topics: efficient management of energy and water resources, management of material resources and waste, protection of

environmental quality, protection of health and indoor environmental quality, reinforcement of natural systems, and the integration of the design approach.

Tenure: Refers to the distinction between owner-occupied and renter-occupied housing units.

Tidal Flats (see also Mud Flats): Coastal wetlands that form when mud is deposited by tides or rivers.

Tidal waters: Bodies of water subject to the ebb and flow of ordinary tides.

Topography: Configuration of a surface, including its relief and the position of natural and human-made features.

Townhouse: A dwelling unit occupying its own lot but which is physically attached to at least one other dwelling unit.

Traffic Calming: The combination of policies and measures that reduce the negative effects of motorized vehicle use by improving livability in the surrounding neighborhood. With traffic calming, accessibility and mobility are not reduced, they are modified to fit needs of neighborhood. Traffic calming achieves this by modifying the design of streets to serve a broad range of transportation, social, and environmental purposes.

Transit-Oriented Development (TOD): Moderate- to higher-density development, located within an easy walk of a major transit stop (Caltrain station, streetcar or bus stops), generally with a mix of residential, employment, and shopping opportunities designed for pedestrians without excluding the auto. TOD can be new construction or redevelopment of one or more buildings whose design and orientation facilitate transit use.

Transmission Line: An interconnected group of electric lines located on poles or underground which transfer energy, in bulk, between points of supply and points of delivery.

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 reduce the number of persons who drive alone on the roadway during the commute period and to increase the number in

carpools, vanpools, buses and trains, walking, and biking. TDM can be an element of TSM (see below).

Transportation Systems Management (TSM): Individual actions or comprehensive plans to reduce the number of vehicular trips generated by or attracted to new or existing development. TSM measures attempt to reduce the number of vehicle trips by increasing bicycle or pedestrian trips or by expanding the use of bus, transit, carpool, vanpool, or other high occupancy vehicles.

Transit: The conveyance of persons or goods from one place to another by means of a local public transportation system (e.g., SamTrans buses and Caltrain).

Transitional Housing: Residential accommodations for two or more persons unrelated by blood, marriage, or legal adoption, including support/counseling services for homeless individuals and/or families. The intent of this type of facility is to provide a stable environment for the formerly homeless and to facilitate self-sufficiency. This type of facility typically involves a situation wherein the resident is accountable to the owner/operator for his location and conduct among other factors.

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" (or origin) and one "attraction end" (destination).

Unimproved Land: Land in its natural state with no man-made changes in its appearance. "Essentially unimproved" means minor changes such as benches or a small number of access roads, or some brush clearance for safety.

Units At-Risk of Conversion: Housing units that are currently restricted to low-income housing use and will become unrestricted and possibly be lost as low-income housing.

Urban Design: The attempt to give form, in terms of both beauty and function, to selected urban areas or to whole cities. Urban design is concerned with the location, mass, and design of various urban components and combines elements of urban planning, architecture, and landscape architecture.

Urban Forest: The community forest includes tree-lined streets, open green spaces, undeveloped natural open spaces, and parks along with other public and private spaces within urban areas.

Urban Form: Urban form addresses the relationship between building facades and the public realm, the form and mass of buildings in relation to one another, and the scale and types of streets and blocks. Urban form guidelines endeavor to create a predictable public realm primarily by controlling physical form, with a lesser focus on land use.

Urban Runoff: Stormwater from city streets and adjacent domestic or commercial properties that carries pollutants of various kinds into the sewer systems and receiving waters.

U.S. Department of Housing and Urban Development (HUD): The cabinet-level department of the federal government responsible for housing, housing assistance, and urban development at the national level. Housing programs administered through HUD include Community Development Block Grant (CDBG), HOME, and Section 8, among others.

Use: The purpose for which land or a building is designed, arranged, or intended, or for which the land or building may be occupied or maintained.

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

Vegetative Communities: Unique groupings of plants determined primarily on elevation and climate.

Vehicle Miles Traveled (VMT): The total distance traveled in miles by all motor vehicles of a specific group in a given area at a given time.

Vernal Pools: Temporary pools of water that are usually devoid of fish, and thus allow the safe development of natal amphibian and insect species.

Walkability: A measure of how friendly an area is to walking. Factors affecting walkability include, but are not limited to: land use mix; street connectivity; residential density (residential units per area of residential use); "transparency" which includes amount of glass in windows and doors, as well as orientation and proximity of homes and buildings to watch over the street; plenty of places to go to near the majority of homes; placemaking, street designs that work for people, not just cars; and nonresidential floor area ratio. Major infrastructural factors include access to mass transit, presence and quality walkways, buffers to

moving traffic (planter strips, on-street parking, or bike lanes) and pedestrian crossings, aesthetics, nearby local destinations, shade or sun in appropriate seasons, street furniture, and traffic volume and speed.

Walking Shed: The walkable area around a particular point of interest (also known as a pedshed).

Water Conservation: Using water wisely and efficiently so that it is not wasted.

Water-wheels: A machine for converting the energy of flowing or falling water into more useful forms of power, a process otherwise known as hydropower.

Water Quality: The physical, chemical and biological characteristics of water. It is most frequently used by reference to a set of standards against which compliance can be assessed. The most common standards used to assess water quality relate to drinking water, safety of human contact, and for health of ecosystems.

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 that drains into a lake, or reservoir.

Wayfinding: All of the ways in which people orient themselves in physical space and navigate from place to place, including signage and other graphic communication.

Wetlands: An area of land whose soil is saturated with moisture either permanently or seasonally.

Wheeling: Water agencies transferring water between willing sellers and buyers. Voluntary water transfers provide an important water resource management tool by fostering efficient allocation of water resources.

Williamson Act: California law that provides relief of property tax to owners of farmland and open-space land in exchange for a ten-year agreement that the land will not be developed or otherwise converted to another use. The motivation for the Williamson Act is to promote voluntary land conservation, particularly farmland conservation.

Wind Turbines: A rotating machine which converts the kinetic energy in wind into mechanical energy. If the mechanical energy is used directly by machinery, such as a pump or grinding stones, the machine is usually

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called a windmill. If the mechanical energy is then converted to electricity, the machine is called a wind generator or wind turbine.

Zoning: A police power measure, enacted primarily by units of local government, in which the community is divided into districts or zones within which permitted and special uses are established as are regulations governing lot size, building bulk, placement and other development standards. Requirements vary from district to district, but they must be uniform within the same district. The Zoning Ordinance consists of a map and text.

Zoning Map: The officially adopted zoning map of the City specifying the location of zoning districts within all geographic areas of the city.

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