

Glossary

GLOSSARY

A

Acoustics -(1) The science of sound, including the generation, transmission, and effects of sound waves, both audible and inaudible. (2) The physical qualities of a room or other enclosure (such as size, shape, amount of noise) that determine the audibility and perception of speech and music.

Acreage, Net: The portion of a site exclusive of existing or planned public or private road rights-of-way.

Active Recreation - Leisure time activities, usually of a more formal nature and performed with others, often requiring equipment and taking place at prescribed places, sites, or fields.

Activity Corridor - The east-west linear corridor, bounded by parkways, with a grouping of public and private facilities connecting Irvine Industrial Complex-East, Irvine Center, Irvine Business Complex with the residential planning areas of the flatlands.

Adequate Housing - Housing which: (1) is structurally sound, water-tight and weather-tight, with adequate cooking and plumbing facilities, heat, light and ventilation; (2) contains enough rooms to provide reasonable privacy for its occupants; and (3) is within the economic means of the households who occupy it.

Affordability - Refers to the amount paid for shelter; a household is considered to have

problems with affordability if it occupies a unit at a cost greater than 30% of gross household income.

Affordability Covenant: A property title agreement which places resale or rental restrictions on a housing unit.

Affordable Housing: Under State and Federal statutes, housing which 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.

Ambient Noise Level - That level that exists at any instant, regardless of source.

Amenity - As used in the Housing Element, any service or facility which extends beyond the definition of adequate housing.

Annexation - The incorporation of a land area into the existing City with a resulting change in the boundaries of the City.

Archaeological Site - Any mound, midden, settlement, burial ground, mine, rock art, or other location containing evidence of human activities which took place prior to 1542 A.D.

Area - As used in the Land Use Element, that tract of contiguous land within one land use category.

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

At-grade - The crossing of two movement channels of transportation at the same elevation or level.

At-Risk Housing: Multi-family 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.

B

Barrier - An element which obstructs access. It may serve as a visual and/or functional obstruction.

Berm - A mound of earth, usually extending in a linear alignment, used to provide visual screening, sound attenuation, or water diversion.

Bicycle Trail - A paved pathway designed to be used primarily by bicyclists.

C

Capital Improvement - A government acquisition of real property, major construction project, or acquisition of long lasting, expensive equipment.

Capital Improvement Program (CIP) - A proposed timetable or schedule of all future capital improvements to be carried out during a specific period and listed in order of priority, together with cost estimates and the anticipated means of financing each project. Also, a listing of capital projects needed to meet, maintain, and improve a jurisdiction's adopted Traffic Level of

Service and standards. The CIP shall include proposed and approved projects as well as a financial plan for implementation.

CEQA - California Environmental Quality Act

Census: The official United States decennial enumeration of the population conducted by the federal government.

Channel - A water course with a definite bed and banks which confine and conduct the normal continuous or intermittent flow of water.

Chaparral - A dense community of needle leafed and broad leafed evergreen sclerophylus shrubs occurring on the higher mountains of Orange County. Forbs (broad leaf flowering plants) or grass understories are rare except in areas of fairly recent burn. Dominant shrubs include chamise, manzanita, ceanlthus and scrub oak.

Character - An attribute, quality or property of a place, space, or object. The distinguishing character of a place, space, or object.

Circulation - An all-inclusive word which describes movement and paths of movement. It includes pedestrian, bicycle, automobile, and aircraft movement.

Civic Center - A concentration or an assembly of governmental buildings and other semi-public functions.

Class I Bikeway - A completely separated travel way designed for the exclusive use of bicycles.

Class II Bikeway - A travelway shared with vehicles but separated by lane striping and signs.

Coastal Sage Scrub - A low but moderately dense community of drought tolerant, deciduous shrubs occurring on moderately steep to steep south and west facing slopes. Grasses and forbs are numerous within this community. Oaks are occasionally found in the coastal sage scrub; however, density is less than 20%. Dominant plants include California sagebrush and numerous species of *Eriogonum*, *Salvia*, *Baccharis* and *Encelia*.

Cogeneration - An efficient method of making use of all the available energy expended during any process generating electricity and then utilizing the waste heat.

Community Association - A homeowners association organized to own, maintain, and operate common facilities and to enhance and protect their common interests.

Community Collector - An operational designation for a medium speed highway abutting similar land uses and providing for the collection or distribution of local traffic. The primary function is to collect and distribute trips within a hierarchy of roads and, secondarily, to carry short trips between adjacent neighborhoods. A community collector has emergency parking only and has a significant amount of parallel and perpendicular pedestrian traffic (see Standard Plans, Operational Characteristics Diagram).

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 Facility - A building or structure owned and operated by a governmental agency to provide a governmental service to the public.

Community Noise Equivalent Level (CNEL) - A scale that accounts for A-weighted acoustic energy received at a point over a 24-hour period. To reflect the increased annoyance caused by noise events during the evening and nighttime, weighing factors of 5 dBA and 10 dBA are added to the sound levels between 7:00 to 10:00 p.m. and 10:00 p.m. to 7:00 a.m., respectively.

Community Parks - Community parks serve more than one planning area. They vary in size, but are generally 20 acres and should meet the need of all age groups by providing a wide variety of land use.

Commuter Highway - An arterial highway of two through lanes and a divided or undivided median. Commuters provide for: 1) the movement of inter-planning area traffic, or 2) the movement of traffic to and from activity centers within planning areas. Two lane undivided roadways that exclusively provide for the collection or distribution of local traffic area defined as local roadways.

Comprehensive Phasing Program (CPP) - A road and public facilities improvement and financing plan that (1) responds to the level of service requirements and ensures that infrastructure such as roadways and other public facilities and services are provided commensurate with demand; and (2) ensures that development is phased in a manner which quantitatively links residential and non-residential development to the adequate provision of roads, transit, and other public facilities and services, such as, but not

limited to, libraries, police, fire, parks and flood control. The CPP shall include an Infrastructure Phasing Program and a Development Phasing Program.

Concept Plan - A planning tool used to resolve issues for an entire planning area. The concept plan represents a composite of general plan information to serve as a guide in processing future zoning applications. It includes such issues as land uses, phasing, public facilities, park, grading, and drainage.

Conditional Use - A land use which is not permitted by right, but which may be appropriate in a given zoning district under certain circumstances. The use may occur only upon approval of a conditional use permit.

Condominium - A building, or a group of buildings, in which units are owned individually, and the structure, common areas, and facilities are owned by all the owners on a proportional, undivided basis.

Conveyance Area - Preservation areas that are to be conveyed to the City as part of the Phased Dedication and Compensating Development Program (see "Two-Part Conveyance," Appendix A (Land Use)).

County Median Income - The Orange County median income figure as published by the U.S. Department of Housing and Urban Development (HUD) on an annual basis. The current County of Orange median income figure, may be obtained by contacting HUD at 1-800-245-2691 or by writing to HUD Los Angeles Office, Region IX, 1615 West Olympic Boulevard, Los Angeles, CA 90015-3801.

Cultural Facilities - Establishments such as museums, art galleries, botanical, or zoological gardens of an historic,

educational, or cultural interest.

D

dBA - A quantity in decibels read from a sound level meter that is switched to the weighing network labeled "A." The A-weighting network discriminates against the lower frequencies according to a relationship approximating the sensitivity of the human hearing mechanism.

Decibel - (Abbreviated "dB") A unit of noise measurement indicating the loudness of sound. It is based on logarithmic scale, of the magnitude of a particular quantity (such as sound pressure, sound power, intensity) with respect to a standard reference value (0.0002 microbars for sound pressure and 10-12 watt for sound power).

Deficient Intersection Fund - A trust fund established to implement necessary improvements to existing intersections which do not meet the Traffic Level of Service Standard.

Deficient Intersection List - A list of intersections that: 1) do not meet the Traffic Level of Service Standards for reasons that are beyond control of the City of Irvine (e.g., ramp metering effects, traffic generated outside the City of Irvine's jurisdiction) or due to development project approvals (i.e., Concept Plans, Zone Changes, Master Plans, Subdivision Maps, and Conditional Use Permits) prior to the adoption date of this General Plan and; 2) are not brought into compliance with the Level of Service (LOS) Standard in the most current Seven-Year Capital Improvement Program. Additional intersections may be added by the City of Irvine to the Deficient Intersection List only as a result of conditions which are beyond the control of the City of Irvine.

Density Average - A practice of averaging residential density over an entire Planning Area or portion of a Planning Area. Under this approach, any type of dwelling is permitted, from detached houses to multi-family buildings, anywhere on the site, so long as the total number of dwelling units does not exceed the maximum permitted in the Planning Area.

Density Bonus: The allowance of additional residential units beyond the maximum for which the parcel is otherwise permitted usually in exchange for the provision or preservation of affordable housing units at the same site or at another location.

Department of Housing and Community Development (HCD) - The Department of the California State Government which has responsibility for housing policy and programs. HCD establishes the guidelines for preparation of local housing elements, prepares the statewide housing element, and offers technical assistance to local jurisdictions.

Department of Housing and Urban Development (HUD) - The department of the federal government which administers a variety of housing programs. These include Section 8, Section 202, and Community Development Block Grants.

Development Agreement - A development agreement specifies the duration of the agreement, the permitted uses of the property, the density or intensity of use, maximum height and size of proposed buildings, and provisions for reservation or dedication of land for public purposes. A development agreement may include conditions, terms, restrictions, and requirements for subsequent discretionary

actions, provided that such conditions, terms, and requirements for subsequent discretionary actions will not prevent development of the land for the uses and to the density or intensity of development set forth in the agreement. The city may enter into a development agreement with any person having a legal or equitable interest in real property for the development of property as provided in Government Code Section 65865.

Development Area - The total of all project areas within a given Planning Area excluding Preservation and Open Space Areas.

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

Development Monitoring Program - A program that, monitors fiscal ratios, jobs/housing ratios, circulation phasing, phasing of land uses, phased dedication of open space, development intensity, and the status of the General Plan.

Development Phasing Program (DPP) - A program which requires development to be approved in a manner that assures implementation of required transportation and public facilities improvements. The DPP shall specify the order of improvements and the phasing of residential and non-residential development based, at a minimum, on mitigation measures adopted in conjunction with environmental documentation and other relevant factors.

Discretionary Review Process - The evaluation of applications which requires the exercise of judgment or deliberation by an approval body pursuant to the Land Use Matrix of the

Zoning Ordinance (City of Irvine Code of Ordinances Title V, Division E).

Dormitory - A building or space within a building, to be used incidental to college/university level education facilities, which provides group sleeping, living and sanitary accommodations for persons attending the college/university who are not members of the same family. Such accommodations may include limited eating and cooking facilities.

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

E

Emergency Shelter: An emergency shelter is a facility that provides shelter to homeless families and/or homeless individuals on a limited short-term basis.

Environmental Impact Report (EIR) - A public disclosure document used by a governmental agency to analyze the significant environmental effects of a proposed project, to identify alternatives, and to disclose possible ways to reduce or avoid the possible environmental damage.

Expressway - A divided high flow arterial highway with three or more lanes in each direction and grade separated intersections and/or access ramps (Jamboree Road).

F

Fair Market Rent (FMR): Fair Market Rents (FMRs) are 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. An active fault is a fault that has moved recently and which is likely to move again. An inactive fault is a fault which shows no evidence of movement in recent geologic time and no potential for movement in the relatively near future.

Freeway - An arterial and operational designation for a divided state highway with access restricted to grade-separated interchanges. Freeways provide for movement of high volumes of inter-city traffic.

Frequency - The frequency of a sound wave, expressed in cycles per second, or hertz, determines the "pitch" of the sound. High frequencies produce high-pitched sounds, and low frequencies produce low-pitched sounds.

Freshwater Marsh - Consists of emergent vegetation occurring along perennial streams interspersed occasionally with pools of open water. Dominant plants include *Typha*, *Scirpus*, *Carex*, and *Salix*. Drier meadow communities where the water table is not at the surface may support species of *Juncus*.

G

Gateway - At the urban scale, the major entrances to the City are referred to as gateways.

Goal - A general, overall, and ultimate purpose, aim, or end toward which the City will direct effort.

Government Facility - see Public Facility

Grading - Any stripping, cutting, filling, stock piling of earth or land, including the land in its cut or filled condition.

Grassland - Consists mainly of introduced grasses, most of which are annuals. Grasslands may contain species of oak or walnut; however, the tree canopy is under 10%. Grasslands in Orange County usually occur on hills and low foothills, alluvial plains and disturbed areas.

Greenbelt - An open area which may be cultivated or maintained in a natural state surrounding development or used as a buffer between land uses or to mark the edge of an urban or developed area.

Ground failure - Mudslide, landslide, liquefaction, or the seismic compaction of soils.

Groundwater - The supply of freshwater under the surface in an aquifer or soil that forms the natural reservoir for potable water.

Group Quarters: A facility which houses groups of unrelated persons not living in households (U.S. Census definition). Examples of group quarters include institutions, dormitories, shelters, military quarters, assisted living facilities and other quarters, including single-room occupancy (SRO) housing, where 10 or more unrelated individuals are housed.

Growth Management Areas (GMAs) - Subregions of the County of Orange established by the City-County Coordination Committee and Regional Advisory Planning Council, to promote inter-jurisdictional coordination in addressing infrastructure

concerns and in implementing needed improvements.

H

Handicapped - Persons determined to have a physical impairment or mental disorder which is expected to be of long-continued or indefinite duration and is of such a nature that the person's ability to live independently could be improved by more suitable housing conditions.

Hertz - Unit of measurement of frequency, numerically equal to cycles per second.

Hierarchy - Any system of interrelated persons or things, ranked one above another in descending order of importance or size.

Historical Site - Any structure, place, or feature which is or may be significant to the post 1542 A.D. history, architecture, or culture of the nation, state, region, or community.

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 - All persons occupying a single dwelling unit.

Households, Market-Rate - Households who, as determined by the City, have the financial capability to meet their housing needs without sacrificing other essential needs.

Households, Non-Market-Rate - Households who, as determined by the City, do not have the financial capability to meet their housing needs without sacrificing other essential needs.

Housing Unit - The place of permanent or customary and usual abode of a person, including a single-family dwelling, a single unit in a two-family dwelling, multi-family or multi-purpose dwelling, a unit of a condominium or cooperative housing project, a non-housekeeping unit, a mobile-home, or any other residential unit which either is considered to be real property under State law or cannot be moved without substantial damage or unreasonable cost.

I

IBC - Irvine Business Complex. Planning Area 36 within the City.

Identity - Unity and persistence of personality; clarity of organization within a broad group of dissimilar objects. Synonymous with individuality.

IIC-E - Irvine Industrial Complex-East. Planning Area 35 within the City.

Housing Subsidy: Housing subsidies refer to government assistance aimed at reducing housing sales or rent prices to more affordable levels. Two general types of housing subsidy exist. Where a housing subsidy is linked to a particular house or apartment, housing subsidy is "project" or "unit" based. In Section 8 rental assistance programs the subsidy is linked to the family and assistance provided to any number of families accepted by willing private landlords. This type of subsidy is said to be "tenant based."

Image - A mental representation, a conception or idea. Imaginable urban form would be where the differentiated parts of the City would be integrated into a visual whole that is coherent, meaningful, memorable, and highly pleasurable.

Impact - A word used to express the extent or severity of an environmental problem, e.g., the number of persons exposed to a given noise environment.

Implementation Actions Program - (See Phased Dedication and Compensating Development Program).

Implementation Districts - Portions of the City directly involved in the Phased Dedication and Compensating Development Program. The portions have been divided into separately lettered "Implementation Districts" containing both open space lands for ultimate conveyance to the City and corresponding development areas.

Income - Salary and/or wages, interest from assets, tips, pensions, assistance grants. Net assets include equity in real property, savings, stocks, bonds, and other forms of capital investment.

Income Level(s) - Four levels are included

relating to the Orange County HUD median income:

Income I is defined as households earning 0-30% of the HUD county median income.

Income II is defined as households earning 30-50% of the HUD county median income.

Income III is defined as households earning 50-80% of the HUD county median income.

Income IV is defined as households earning 80-120% of the HUD county median income.

Infrastructure - Permanent physical improvements required to serve the population of the City, including but not limited to, circulation, utilities, and public facilities.

Infrastructure Phasing Program (IPP) - A phasing program which will ensure that infrastructure is added as development proceeds. The IPP shall correlate infrastructure improvements to land use, with specific emphasis on circulation capacity and public facility needs. The IPP shall provide reasonable lead time for the design and construction of specific transportation and other public facilities improvements.

Institutional Use - A non-profit or quasi-public use or institution such as a church, library, public or private school, hospital, or municipally owned or operated building, structure or land used for public purpose or not-for-profit housing.

Interfaith Centers - Religious facilities for

worship, education, and fellowship activities which are shared by two or more denominations.

ITAM - Irvine Transportation Analysis Model.

IUSD - Irvine Unified School District.

L

Land Use - A description of how land is occupied or planned to be utilized.

Large Family/Household - A family of 5 or more persons.

Ldn - The day/night average level established by the U.S. Environmental Protection Agency. It is similar to the CNEL descriptor; however, there is no evening weighing, only a 10 dBA weighing for the nighttime hours.

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 descriptors used in current standards such as the 24-hour CNEL used by the State of California.

Level of Service Standards - Each Level of Service Standard (LOS) describes how well traffic is moving and they are defined for intersections and roadway links:

LOS "A": The volume/capacity ratio ranges from .0 to .60. At this LOS, traffic volumes are low and speed is not restricted by other vehicles. All signal cycles clear with no vehicles waiting through more than one original cycle. For roadway links, this LOS indicates no physical restrictions on operating speeds.

LOS "B": The volume/capacity ratio

ranges from .61 to .70. At this LOS, traffic volumes begin to be affected by other traffic. Between one and ten percent of the signal cycles have one or more vehicles which wait through more than one signal cycle during peak traffic periods. For roadway links, this LOS indicates flow with few restrictions on operating speeds.

LOS "C": The volume/capacity ratio ranges from .71 to .80. At this LOS, operating speeds and maneuverability are closely controlled by other traffic. Between 11 and 30 percent of the signal cycles have one or more vehicles which wait through more than one signal cycle during peak traffic periods. For roadway links, this LOS indicates stable flow, higher volume, and more restrictions on speed and lane changing.

LOS "D": The volume/capacity ratio ranges from .81 to .90. At this LOS, traffic will operate at tolerable operating speeds, although with restricted maneuverability. More than 30 percent of the signal cycles have one or more vehicles which wait through more than one signal cycle during peak traffic hours. For roadway links, this LOS indicates tolerable conditions, approaching unstable flow, and little freedom to maneuver.

LOS "E": The volume/capacity ratio ranges from .91 to 1.0. Traffic will experience restricted speeds, vehicles will frequently have to wait through two or more cycles at signalized intersections, and any additional traffic will result in breakdown of the traffic carrying ability of the system. For roadway links, this LOS indicates unstable flow, lower operating speeds than LOS D and some momentary stoppages.

LOS "F": Long queues of traffic,

unstable flow, stoppages of long duration, and traffic speed can drop to zero. Traffic volumes will be less than the volume which occurs at LOS E. For roadway links, this LOS indicates forced flow operation at low speeds where the roadway acts as storage area and there are many stoppages.

Liquefaction - A process by which water-saturated granular soils transform from a solid to a liquid state because of a sudden shock or strain.

Local Commercial Street - An operational and arterial designation for a low speed, low volume highway primarily for access to commercial and business properties. A local commercial street may have parking in the areas where sidewalks are provided (see Standard Plans, Operational Characteristics Diagram).

Local Street - An operational and arterial designation for a low speed, low volume roadway primarily for access to residential property. A local street may have parking and a significant amount of parallel and perpendicular pedestrian traffic (see Standard Plans, Operational Characteristics Diagram).

Loudness - The judgment of intensity of a sound by a human being. Loudness depends primarily upon the sound pressure of the stimulus. Over much of the loudness range it takes about a threefold increase in sound pressure (approximately 10 dB) to produce a doubling of loudness.

M

Major Highway - A divided arterial highway of six (6), eight (8), or ten (10) through lanes. Majors provide for: 1) the movement of inter-planning area through traffic, and/or 2)

the distribution of traffic to and from Freeways or Transportation Corridors.

Market Rate Housing: Housing which 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.

Mass Transit - A public common carrier transportation system having established routes and schedules.

Master Plan of Arterial Highways (MPAH) - A diagram in the Circulation Element which illustrates the arterial designation of roadways. Each arterial designation defines the number of ultimate lanes planned for a given roadway. Arterial designations include: Freeway, Transportation Corridor, Expressway, Major Highway, Primary Highway, Secondary Highway, and Commuter Highway.

Master Plan of Trails - A diagram in the Circulation Element which illustrates the proposed routes for all on-street and off-street bicycle trails and riding and hiking trails throughout the City. Specific criteria for development of these trails are contained within the City's Master Plan of Equestrian and Hiking Trails and Planning and Design Guidelines for Bicycle Facilities.

MCAS - Marine Corps Air Station.

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

Mitigation Measures - Means by which an adverse impact may be lessened, minimized

or eliminated.

Mobile Home: A structure, transportable in one or more sections, which is at least 8 feet in width and 32 feet in length, is built on a permanent chassis and designed to be used as a dwelling unit when connected to the required utilities, either with or without a permanent foundation.

N

Natural Communities Conservation Plan/Habitat Conservation Plan - Plans designed to provide long-term protection of certain Coastal Sage Scrub and non-Coastal Sage Scrub habitats.

NCCP Facilitation Agreement - An agreement between the City and The Irvine Company regarding the Natural Communities Conservation Plan.

Needing Rehabilitation - Refers to a housing unit which, in its present state, materially endangers the health, safety, or well-being of its occupants in one or more respects, and which is economically feasible to repair.

Needing Replacement - Refers to a housing unit which, in its present state, materially endangers the health, safety, or well-being of its occupants in one or more respects, and which is not economically feasible to repair.

Neighborhood - A neighborhood is the smallest settlement unit. In Irvine the term is generally used synonymous with tract increment within Planning Areas.

Neighborhood Park - A neighborhood park is intended to serve local residents and should be within walking distance of the households it serves. Public neighborhood parks range in size from 3 to 12 acres and

serve a minimum of 2,500 people each. Primary uses include passive open space, active play areas for children. Private neighborhood parks, are placed in the interior of residential developments or condominium complexes, and exclusively serve association members. They are more intensely developed and adult oriented.

Noise - Any sound that is undesirable because it interferes with speech and hearing, or is intense enough to damage hearing, or is otherwise annoying.

Noise Sensitive Land Uses - As identified in the City's Noise Element noise sensitive land uses include residential, convalescent and rest homes, hospitals, libraries, churches and schools.

Non-regulatory Statistical Table - Table which provides historical base line information for monitoring of growth and identification of trends.

O

Oak Woodland - Consists of trees occupying greater than 30%, but not over 70%, crown cover with the understory usually consisting of grasses and forbs (broadleaf flowering plants). Woodland communities usually occur above riparian zones on cooler north facing slopes.

Off-Site Hazardous Waste Facility - Any structures, other appurtenances, and improvements on the land, and all contiguous land serving more than one (1) producer of hazardous waste and used for the treatment, transfer, storage, resource recovery, disposal, or recycling of hazardous waste, including but not limited to:

- 1) Incineration facility (i.e. rotary kiln, fluid

bed, etc.);

- 2) Residual repository (receives only residuals from hazardous waste facilities);
- 3) Stabilization/solidification facilities;
- 4) Chemical oxidation facilities;
- 5) Neutralization/precipitation facilities; or
- 6) Transfer/storage facilities.

Orange County Transportation Authority (OCTA) - The local transportation authority responsible for administering local, state and federal street, highway and public transit funds.

Open Space - Any parcel or area of land or water essentially unimproved and set aside, dedicated, designated, or reserved for public or private use or enjoyment, or for the use and enjoyment of owners and occupants of land adjoining or neighboring such open space.

Open Space Spine - An open space corridor that provides a variety of recreational opportunities, and which links and integrates other conservation and open space areas into the land use system of the City.

Operational Characteristics Diagram - A diagram which illustrates the operational designation of roadways. Each operational designation defines the operating characteristics of a roadway such as restricted access, parking prohibitions, and the types of traffic utilizing the street. Operational designations include: Freeway, Transportation Corridor, Thruway, Parkway, Community Collector, Local Commercial, and Local.

Ordinance - A municipally adopted law or regulation.

Overcrowding: As defined by the U.S. Census, a household with greater than 1.01 persons per room, excluding bathrooms, kitchens, hallways, and porches. Severe overcrowding is defined as households with greater than 1.51 persons per room.

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.

P

Paleontological Site - Any area or location containing a trace or impression, or the remains, of plants or animals from past ages.

Park - Any public or private land set aside for aesthetic, educational, recreational, or cultural use.

Parkway - An operational designation for a moderate speed arterial highway abutting and distributing trips to a variety of land uses. This facility primarily serves short-range trips and is a significant environmental element as it borders the activity corridor. A parkway has emergency parking only and will have considerable parallel and perpendicular pedestrian movement (see Standard Plans, Operational Characteristics Diagram).

Phased Dedication and Compensating Development Program - A program that links the dedication of conservation and open space areas (Implementation Districts) to the development entitlement process. The purpose of the Program is to provide permanent protection of open space by

means of public ownership.

Photovoltaic - The conversion of sunlight into a photovoltaic cell into electricity.

Pitch - A listener's perception of the frequency of a pure tone; the higher the frequency, the higher the pitch.

Planning Area - A designation used in the City of Irvine General Plan and Zoning Ordinance for land areas for planning and statistical purposes. Each Planning Area is distinct from each other as exhibited through development intensity, land uses, open space or natural features, landscaping or architectural styles. (Previously referred to as Village.)

Policy - A collective term describing those parts of a general plan that guide action, including goals, objectives, implementing actions, and standards in both the text and diagrams.

Primary Highway - A divided arterial highway of four through lanes. Primaries provide for: 1) the movement of inter-planning area traffic; 2) the movement of traffic to and from activity centers within planning areas; and/or 3) the distribution of traffic to and from Freeways or Transportation Corridors.

Prime Agricultural Land - Land which qualifies for rating as Class I or Class II in the Soil Conservation Service land use capability (based on soil characteristics and climatic conditions).

Public Facilities - Institutional response to basic human needs, such as health, education, safety, recreation, and inspiration. Also, includes facilities and services such as, but not limited to, police, fire, libraries, parks, and flood control.

Q

Quasi-public - A use owned or operated by a non-profit, religious or charitable institution and providing educational, cultural, recreational, religious, or similar types of public programs.

R

Recreation and Activity Centers - Public, private, or quasi-public structured or unstructured open space, such as community, and regional parks, golf courses, and cemeteries.

Recreation Facility - A place designed and equipped for the conduct of sports, leisure time activities and other customary and usual recreational activities.

Regional Housing Needs Assessment (RHNA): The Regional Housing Needs Assessment (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 within the SCAG (Southern California Association of Governments) region. These housing need numbers serve as the basis for the update of the Housing Element in each California city and county.

Regional Parks - Large open spaces and recreational facilities provided either partially or wholly by the County of Orange. They serve the needs of persons throughout Orange County.

Residential Density - The number of dwelling units per gross acre.

Resource Survey - An on-foot reconnaissance of an area conducted for the purpose of determining the presence or absence of

historical, archaeological, or paleontological resources.

Right-of-way - A strip of land acquired by reservation, dedication, forced dedication, prescription, or condemnation and intended to be occupied or occupied by a road, crosswalk, railroad, electric transmission lines, oil or gas pipeline, waterline, sanitary storm sewer, and other similar uses.

Riparian - Of, adjacent to, or living on, the bank of a river or, sometimes, of a lake, pond or waterway.

Riparian Woodland - Consists of a community of trees or shrubs with a canopy density of 30-37% occupying the fringes of the wetter riparian forests. A riparian woodland often occurs a few meters up the slopes where it merges with savannah vegetation. Riparian woodlands consisting of cottonwood species occur along major washes. Upstream dominant species are oak and sycamore.

S

SB - Senate Bill.

Scenic Corridor - The visible area outside the highway's right-of-way, generally described as "the view from the road."

Scenic Highway - A highway with a significant scenic corridor. Rural scenic highways are routes which traverse a corridor where natural scenic resources and aesthetic values may be found, such as agricultural or natural areas. Urban scenic highways are routes that traverse an urban area, with the scenic corridor offering a view of attractive and exciting urban scenes.

Secondary Highway - An undivided arterial

highway of four (4) through lanes. Secondaries provide for: 1) the movement of inter-planning area traffic, and/or 2) the movement of traffic to and from activity centers within planning areas.

Senior Citizens - Persons age 62 or over.

Sensitive Receptors - Land uses considered sensitive receptors include residential uses, schools, child care centers, acute care hospitals, and long-term health care facilities. Sensitive receptors are determined based upon special factors which may include the age of the users or occupants (e.g., children or elderly), the frequency and duration of the use or occupancy, continued exposure to hazardous substances as defined by federal and state regulations, and the users' ability to evacuate a specific site in the event of a hazardous incident.

Shall - That which is obligatory or necessary.

Significant Site - A site which, regardless of size, in the opinion of an historian, archaeologist, or paleontologist and the City, could yield new information or important verification of a previous finding, or be of significant scientific, cultural, educational, or recreational value, either now or in the future.

Special Needs Groups: Those segments of the population which have a more difficult time finding decent affordable housing due to special circumstances. Under California Housing Element statutes, these special needs groups consist of the elderly, handicapped, large families, female-headed households, farmworkers and the homeless. A jurisdiction may also choose to consider additional special needs groups in the Housing Element, such as students, military households, other groups present in their

community.

Spectrumotion - The Irvine Spectrum Transportation Management Association, which is responsible for preparing an annual report comparing actual trip generation to anticipated trip generation for Planning Areas 13, 31, 32, 34 and a portion of Planning Area 12.

Sphere of Influence - Unincorporated territory to be ultimately annexed and served by the City; land use is controlled by the County.

Staging Area - An area where trail users may park their vehicles and assemble gear, including horses and recreational equipment, to be used on the trail.

Statistical Area - A planning unit that contains primarily industrial commercial or agricultural land uses, it is defined by either open space elements or arterial streetscapes.

Streetscapes - Landscaped areas adjacent to public or private streets to buffer adjacent developments which may serve as a means for reducing noise impact.

Subdivision - The division of a lot, tract, or parcel of land into two or more lots, tracts, parcels or other division of land for lease, sale, or financing in accordance with the Subdivision Map Act.

Suitability/Habitability - Refers to the condition of a housing unit; households living in units requiring rehabilitation or replacement are considered to have needs with respect to suitability and/or habitability.

Survey - An on-foot reconnaissance of an area conducted for the purpose of determining the presence or absence of historical, archaeological, or paleontological resources.

Swale - An elongated or depressed landform within a landscaped area, which is designed to carry storm or other runoff.

T

Temporary Bike Trail - A Class I or Class II bike trail which will be removed or relocated at some future time.

Theme - The pervasive character of an area, development, or special place.

Thruway - An operational designation for a relatively high speed arterial highway with restricted access supplementing the freeway system and carrying intermediate range trips to or between major nonresidential land uses. A thruway has emergency parking only, and minimal pedestrian interference with traffic (see Standard Plans, Operational Characteristics Diagram).

Transition Areas - Buffer areas separating preservation areas and areas of development.

Transitional Housing: Transitional housing is temporary (often six months to two years) housing for a homeless individual or family who is transitioning to permanent housing. Transitional housing often includes a supportive services component (e.g. job skills training, rehabilitation counseling, etc.) to allow individuals to gain necessary life skills in support of independent living.

Transportation Corridor - An arterial roadway and operational designation for a multi-modal facility with restricted access having a median of sufficient width to be utilized for fixed rail or high occupancy vehicle lanes, in addition to general purpose lanes. Transportation Corridors provide for movement of inter-city traffic.

Transportation Demand Management (TDM) - Programs designed to reduce the need or demand for vehicle trips, especially during congested commute times. TDM strategies may include promoting the use of alternative modes of transportation, reducing vehicle trips and vehicle miles traveled, and increasing vehicle occupancy rates.

Two Part Conveyance - Offers of open space conveyance as identified in Appendix A of the General Plan may be made in two parts. The first part contains to the greatest extent possible substantially all the Preservation Area and is offered for conveyance no sooner than ninety days following issuance of building permits for 75% of the development in the district, whichever first occurs (see Appendix Figure 11). However, Preservation Area lands abutting potential development areas may be excluded from the first part. The boundaries of the second part are defined and offered for conveyance upon the recordation of final maps for development abutting the area to be dedicated. Where appropriate, the transition zone may be offered for conveyance as open space easements.

U

Urban Design Structure - Framework which guides the development of the Planning Area, is comprised of the open space system, the circulation, network, and the village and district structure.

Use - Purpose for which land or a building is occupied, arranged, designed, or intended, or for which either land or building is or may be occupied or maintained.

V

Vesting Map - A map which meets the

requirements of subdivision (a) and Section 66452 of the California Government Code.

View - That which is seen; a scene. Something to be looked at with attention.

Village - See "Planning Area."

W

Waste Management - An efficient system for the collection and disposal of waste products generated by households, industry, and commercial enterprises.

Windrow - A line of trees to reduce the force of a prevailing wind.

Z

Zone - A specifically delineated area or district in a municipality within which regulations and requirements uniformly govern the use, placement, spacing and size of land and buildings.

Zoning - The dividing of a municipality into districts and the establishment of regulations governing the use, placement, spacing, and size of land and buildings.