



CHAPTER 14 **Glossary**



# GLOSSARY

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

**Accrete**—To add new material gradually to pre-existing material; opposite of erode.

**Accretion**—Enlargement of a beach area caused by either natural or artificial means. Natural accretion on a beach is the build-up or deposition of sand or sediments by water or wind. Artificial accretion is a similar build-up due to human activity, such as the accretion due to the construction of a groin or breakwater, or beach fill deposited by mechanical means.

**Acres, Net**—The portion of a site that can actually be built upon. The following generally are not included in the net acreage of a site: public or private road right-of-way, public open space, and floodways.

**ADT**—See Average Daily Traffic

**Air Basin**—One of 14 self-contained regions in California minimally influenced by air quality in contiguous regions.

**Air Pollutant Emissions**—Discharges into the atmosphere, usually specified in terms of weight per unit of time for a given pollutant from a given source.

**Air Pollution**—The presence of contaminants in the air in concentrations that exceed naturally occurring quantities and are undesirable or harmful.

**Airport-related Business**—A use that supports airport operations including, but not limited to, aircraft repair and maintenance, flight instruction, and aircraft chartering.

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

**Alley**—A narrow service way, either public or private, that provides a permanently reserved but secondary means of public access not intended for general traffic circulation. Alleys typically are located along rear property lines.

**Alluvial**—Soils deposited by stream action.

**Alquist-Priolo Earthquake Fault Zoning Act**—California state law that mitigates the hazard of surface faulting to structures for human occupancy.

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

**Ambient Noise Level**—The combination of noise from all sources near and far. In this context, the ambient noise level constitutes the normal or existing level of environmental noise at a given location.

**Anaerobic Soil**—Soil that is devoid of interstitial oxygen. In wetlands this condition most normally occurs because of the sustained presence of water, which limits contact with the atmosphere.

**Anchorage Area**—A water area outside of navigation channels designated for the temporary anchorage of vessels, using their own anchoring tackle.

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

**Apartment**—(1) One or more rooms of a building used as a place to live, in a building containing at least one other unit used for the same purpose. (2) A separate suite, not owner occupied, that includes kitchen facilities and is designed for and rented as the home, residence, or sleeping place of one or more persons living as a single housekeeping unit.

**Appealable Area**—That portion of the coastal zone within an appealable area boundary adopted pursuant to Section 30603 of the *California Coastal Act* and approved by the Coastal Commission and depicted on the Permit and Appeal Jurisdiction Map.

**Approach Zone**—The air space at each end of a landing strip that defines the glide path or approach path of an aircraft and which should be free from obstruction.

**Aquifer**—An underground bed or layer of earth, gravel, or porous stone that contains water.

**Area; Area Median Income**—As used in California housing law with respect to income eligibility limits established by the U.S. Department of Housing and Urban Development (HUD), “area” means metropolitan area or nonmetropolitan county. In non-metropolitan areas, the “area median income” is the higher of the county median family income.

**Armor**—To fortify a topographical feature to protect it from erosion (e.g., constructing a wall to armor the base of a sea cliff).

**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.

**Artificial Hard Structure**—Docks, floats, boat bottoms, bulkheads, seawalls, and other hard surfaces that provide attachment surfaces for marine organisms.

**ASBS**—Area of Special Biological Significance designation by the California Water Resources Control Board for a coastal habitat that is susceptible to the effects of waste discharge.

**Assisted Housing**—Generally multi-family rental housing, but sometimes single-family ownership units, whose construction, financing, sales prices, or rents have been subsidized by federal, state, or local housing programs, including, but not limited to, federal Section 8 (new construction, substantial rehabilitation, and loan management set-asides), federal Sections 213, 236, and 202, federal Section 221(d)(3) (below-market interest rate program), federal Section 101 (rent supplement assistance), CDBG, FmHA Section 515, multi-family mortgage revenue bond programs, local redevelopment and in lieu fee programs, and units developed pursuant to local inclusionary housing and density bonus programs.

**Average Daily Traffic (ADT)**—Number of vehicles (cars, trucks, etc.) on a road over a 24-hour period (measured in vehicles per day).

**A-Weighted Decibel or dB(A)**—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.

**Backbeach (Dry Beach)**—The sand area inundated only by storm tides or extreme high tides. These areas supply sands to the dune system.

**Base Flood Elevation**—The highest elevation, expressed in feet above sea level, of the level of flood waters expected to occur during a 100-year flood (i.e., a flood that has one percent likelihood of occurring in any given year).

**Beach Nourishment Program**—Plan for conducting a series of beach nourishment projects at a specific location, typically over a period of 50 years. The program would be based on establishing the technical and financial feasibility of beach nourishment for the site and would include plans for obtaining funding and sources of sand for its duration.

**Beach Nourishment Project**—Placement of sand on a beach to form a designed structure in which an appropriate level of protection from storms is provided and an additional amount of sand (advanced fill) is installed to provide for erosion of the shore prior to the anticipated initiation of a subsequent project. The project may include dunes and/or hard structures as part of the design.

**Beach**—The expanse of sand, gravel, cobble or other loose material that extends landward from the low water line to the place where there is distinguishable change in physiographic form, or to the line of permanent vegetation. The seaward limit of a beach (unless specified otherwise) is the mean low water line.

**Bed and Breakfast**—Usually a dwelling unit, but sometimes a small hotel, that provides lodging and breakfast for temporary overnight occupants, for compensation.

**Bedrock**—Solid rock underlying soil and younger rock layers; generally the oldest exposed geological unit.

**Berm**—A nearly horizontal portion of the beach or backshore formed by the deposit of material by wave action. Some beaches have no berms and others may have one or several.

**Berth**—A generic term defining any location, such as a floating dock, slip, mooring and the related water area (berthing area) adjacent to or around it, intended for the storage of a vessel in water.

**Best Management Practices (BMPs)**—Schedules of activities, prohibitions of practices, operation and maintenance procedures, and other management practices to prevent or reduce the conveyance of pollution in stormwater and urban runoff, as well as, treatment requirements and structural treatment devices designed to do the same.

**Bicycle Lane (Class II facility)**—A corridor expressly reserved for bicycles, existing on a street or roadway in addition to any lanes for use by motorized vehicles.

**Bicycle Path (Class I facility)**—A paved route not on a street or roadway and expressly reserved for bicycles traversing an otherwise unpaved area. Bicycle paths may parallel roads but typically are separated from them by landscaping.

**Bicycle Route (Class III facility)**—A facility shared with motorists and identified only by signs, a bicycle route has no pavement markings or lane stripes.

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

**Biodiversity**—A term used to quantitatively or qualitatively describe the species richness and abundance of plants and animals within an ecosystem.

**Biological Community**—A naturally occurring group of different plant and animals species that live in a particular environment.

**Bluff Edge**—The upper termination of a bluff, cliff, or seacliff: In cases where the top edge of the bluff is rounded away from the face of the bluff as a result of erosional processes related to the presence of the steep bluff face, the bluff line or edge shall be defined as that point nearest the bluff beyond which the downward gradient of the surface increases more or less continuously until it reaches the general gradient of the bluff. In a case where there is a steplike feature at the top of the bluff face, the landward edge of the topmost riser shall be taken to be the bluff edge. Bluff edges typically retreat landward due to coastal erosion, landslides, development of gullies, or by grading (cut). In areas where the bluff top or bluff face has been cut or notched by grading, the bluff edge shall be the landward most position of either the current or historic bluff edge. In areas where fill has been placed near or over the historic bluff edge, the original natural bluff edge, even if buried beneath fill, shall be taken to be the bluff edge.

**Bluff Face**—The portion of a bluff between the bluff edge and the toe of the bluff.

**Bluff Top Retreat (or cliff top retreat)**—The landward migration of the bluff or cliff edge, caused by marine erosion of the bluff or cliff toe and subaerial erosion of the bluff or cliff face.

**Bluff, Coastal**—A bluff overlooking a beach or shoreline or that is subject to marine erosion. Many coastal bluffs consist of a gently sloping upper bluff and a steeper lower bluff or sea cliff. The term “coastal bluff” refers to the entire slope between a marine terrace or upland area and the sea. The term “sea cliff” refers to the lower, near vertical portion of a coastal bluff. For purposes of establishing jurisdictional and permit boundaries coastal bluffs include, (1) those bluffs, the toe of which is now or was historically (generally within the last 200 years) subject to marine erosion; and (2) those bluffs, the toe of which is not now or was not historically subject to marine erosion, but the toe of which lies within an area otherwise identified as an Appealable Area.

**Bluff**—A high bank or bold headland with a broad, precipitous, sometimes rounded cliff face overlooking a plain or body of water. A bluff may consist of a steep cliff face below and a more sloping upper bluff above.

**Breach**—A breakthrough of part, or all, of a protective wall, beach sand barrier, beach berm, or the like by ocean waves, river or stream flow, mechanical equipment, or a combination of these forces. Breaching is sometimes purposefully done to protect a region from river overflow.

**Breakwater**—A structure or barrier protecting a shore area, harbor, anchorage, or basin from waves, usually constructed as a concrete or riprap (rock wall) structure.

**Buffer**—A strip of land designated to protect one type of land use from another incompatible use. Where a commercial district 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-family housing zone between single-family housing and commercial uses.

**Building**—Any structure having a roof supported by columns or walls and intended for the shelter, housing or enclosure of any individual, animal, process, equipment, goods, or materials of any kind or nature.

**Building Height**—The vertical distance from the average contact ground level of a building to the highest point of the coping of a flat roof or to the deck line of a mansard roof or to the mean height level between eaves and ridge for a gable, hip, or gambrel roof. The exact definition varies by community. For example, in some communities building height is measured to the highest point of the roof, not including elevator and cooling towers.

**Buildout; Build-out**—Development of land to its full potential or theoretical capacity as permitted under current or proposed planning or zoning designations. (see “Carrying Capacity (3).”)

**Bulkhead Line**—Harbor land/water perimeter lines established in Newport Harbor by the federal government, which define the permitted limit of filling or solid structures that may be constructed in the Harbor.

**Bulkhead**—Vertical walls built into and along the Harbor shoreline preventing the erosion of land into the water and to protect the land from wave, tide and current action by the water, similar to a “retaining wall” on land. Bulkheads may be directly bordered by water, or may have sloped stones (riprap) or sand beach between the bulkhead and the water and land areas.

**Busway**—A vehicular right-of-way or portion thereof—often an exclusive lane—reserved exclusively for buses.

**California Environmental Quality Act (CEQA)**—A state law (California Public Resources Code Section 21000 et seq.) requiring state and local agencies to regulate activities with consideration for environmental protection. If a proposed activity has the potential for a significant adverse environmental impact, an Environmental Impact Report (EIR) must be prepared and certified as to its adequacy before taking action on the proposed project. General Plans usually require the preparation of a “Program EIR.”

**California Housing Finance Agency (CHFA)**—A state agency, established by the *Housing and Home Finance Act of 1975*, authorized to sell revenue bonds and generate funds for the development, rehabilitation, and conservation of low- and moderate-income housing.

**California Least Tern**—An endangered bird species that nests on beaches and in salt marshes along California; smallest of the terns.

**Caltrans**—California Department of Transportation.

**Canyon Edge**—The upper termination of a canyon: In cases where the top edge of the canyon is rounded away from the face of the canyon as a result of erosional processes related to the presence of the canyon face, the canyon edge shall be defined as that point nearest the canyon beyond which the downward gradient of the surface increases more or less continuously until it reaches the general gradient of the canyon. In a case where there is a steplike feature at the top of the canyon face, the landward edge of the topmost riser shall be taken to be the canyon edge.

**Capital Improvement Program (CIP)**—A proposed timetable or schedule of all future capital improvements (government acquisition of real property, major construction project, or acquisition of long lasting, expensive equipment) 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. Capital improvement programs are usually projected five or six years in advance and should be updated annually.

**Carbon Dioxide**—A colorless, odorless, non-poisonous gas that is a normal part of the atmosphere.

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

**Caulerpa Algae**—An invasive Mediterranean seaweed introduced to southern California in 2000 that has a potential to cause severe ecological damage to coastal and nearshore waters.

**CDFG**—California Department of Fish and Game (also known as DFG).

**Census**—The official decennial enumeration of the population conducted by the federal government.

**Channel**—A water area in Newport Harbor designated for vessel navigation, with necessary width and depth requirements, and which may be marked or otherwise designated on federal navigation charts, as well as in other sources.

**Charter Vessel**—A vessel used principally for charter purposes, a “charter” being a rental agreement, generally for a period of one day or more.

**City**—City, with a capital "C," generally refers to the government or administration of a city. City, with a lower case "c" may mean any city.

**City Council**—The governing board of the City. The five-member elected council is responsible to the electorate for keeping pace with changing community needs, for establishing the quality of municipal services through the open conduct of public affairs, and for encouraging constructive citizen participation.

**Clast**—An individual constituent, grain, or fragment of a sediment or rock, produced by the mechanical weathering (disintegration) of a larger rock mass.

**Cliff**—A high, very steep to perpendicular, or overhanging face of rock.

**Cluster Development**—Development in which a number of dwelling units are placed in closer proximity than usual, or are attached, with the purpose of retaining an open space area.

**CNDDDB**—California Natural Diversity Database.

**Coastal Access**—The ability of the public to reach, use or view the shoreline of coastal waters or inland coastal recreation areas and trails.

**Coastal Commission**—The California Coastal Commission, the state agency established by state law responsible for carrying out the provisions of the *California Coastal Act* and for review of coastal permits on appeal from local agencies.

**Coastal Development Permit (CDP)**—A permit for any development within the coastal zone that is required pursuant to subdivision (a) of Section 30600.

**Coastal Plan**—The California Coastal Zone Conservation Plan prepared and adopted by the California Coastal Zone Conservation Commission and submitted to the Governor and the Legislature on December 1, 1975, pursuant to the *California Coastal Zone Conservation Act of 1972* (commencing with Section 27000).

**Coastal Zone**—That land and water area of California from the Oregon border to the border of the Republic of Mexico, specified on the maps identified and set forth in Section 17 of that chapter of the Statutes of the 1975/76 Regular Session enacting this division, extending seaward to the state's outer limit of jurisdiction, including all offshore islands, and extending inland generally 1,000 yards from the mean high tide line of the sea. In significant coastal estuarine, habitat, and recreational areas it extends inland to the first major ridgeline paralleling the sea or five miles from the mean high tide line of the sea, whichever is less, and in developed urban areas the zone generally extends inland less than 1,000 yards. The coastal zone does not include the area of jurisdiction of the San Francisco Bay Conservation and Development Commission, established pursuant to Title 7.2 (commencing with Section 66600) of the Government Code, nor any area contiguous thereto, including any river, stream, tributary, creek, or flood control or drainage channel flowing into such area.

**Coastal-dependent Development or Use**—Any development or use which requires a site on, or adjacent to, the sea to be able to function at all.

**Coastal-related Development**—Any use that is dependent on a coastal-dependent development or use.

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

**Collector Roadway**—A collector roadway is a two-to-four-lane, unrestricted access roadway with capacity ranging from 7,000 VPD to 20,000 VPD. It differs from a local street in its ability to handle through traffic movements between arterials.

**Community Care Facility**—Any facility, place, or building which is maintained and operated to provide non-medical residential care, day treatment, adult day care, or foster family agency services for children, adults, or children and adults, including, but not limited to, the physically handicapped, mentally impaired, incompetent persons, and abused or neglected children, and includes residential



facilities, adult day care facilities, day treatment facilities, foster family homes, small family homes, social rehabilitation facilities, community treatment facilities, and social day care facilities.

**Community Development Block Grant (CDBG)**—A grant program administered by the U.S. Department of Housing and Urban Development (HUD) on a formula basis for entitlement communities, and by the State Department of Housing and Community Development (HCD) for non-entitled jurisdictions. This grant allots money to cities and counties for housing rehabilitation and community development, including public facilities and economic development.

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

**Community Redevelopment Agency (CRA)**—A local agency created under California Redevelopment Law, or a local legislative body that has elected to exercise the powers granted to such an agency, for the purpose of planning, developing, re-planning, redesigning, clearing, reconstructing, and/or rehabilitating all or part of a specified 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.

**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 are 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.

**Condominium**—A building, or 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.

**Congestion Management Plan (CMP)**—A mechanism employing growth management techniques, including traffic level of service requirements, development mitigation programs, transportation systems management, and capital improvement programming, for the purpose of controlling and/or reducing the cumulative regional traffic impacts of development. AB 1791, effective August 1, 1990, requires all cities, and counties that include urbanized area, to adopt and annually update a Congestion Management Plan.

**Congregate Care Housing**—Generally defined as age-segregated housing built specifically for the elderly that provides services to its residents, the minimum of which is usually an on-site meal program, but which may also include housekeeping, social activities, counseling, and transportation. There is generally a minimum health requirement for acceptance into a congregate facility as most do not offer supportive health care services, thus differing from a nursing home. Residents usually have their own bedrooms and share common areas such as living rooms, dining rooms, and kitchens; bathrooms may or may not be shared.

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

**Contour**—A line on a topographic map or bathymetric (depth) chart representing points of equal elevation with relation to a datum (point or set of points). Contour lines are usually spaced into intervals for easier comprehension and utilization.

**Council of Governments (COG)**—A regional planning and review authority whose membership includes representation from all communities in the designated region. The Southern California Association of Governments (SCAG) is an example of a COG in Southern California.

**Coverage**—The proportion of the area of the footprint of a building to the area of the lot on which its stands.

**Cretaceous**—A period of geologic time spanning 136-64 million years ago.

**Critical Facility**—Facilities housing or serving many people which are necessary in the event of an earthquake or flood, such as hospitals, fire, police, and emergency service facilities, utility "lifeline" facilities, such as water, electricity, and gas supply, sewage disposal, and communications and transportation facilities.

**Cul-de-sac**—A short street or alley with only a single means of ingress and egress at one end and with a turnaround at its other end.

**Cumulative Effect (Cumulative Impacts)**—The incremental effects of an individual project shall be reviewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.

**Current**—A flow of water in a particular direction. Such flows can be driven by wind, temperature or density differences, tidal forces, and wave energy. Currents are often classified by location, such as longshore current, surface current, or deep ocean currents. Different currents can occur in the same general area, resulting in different water flows, for example, a rip current can flow perpendicular to the shore through the surf zone, a long shore current may flow southerly, parallel to the coast and a seasonal deep water current may flow to the north.

**Day-Night Average Level ( $L_{dn}$ )**—The average equivalent sound level during a 24-hour day, obtained after addition of 10 decibels to sound levels in the night after 10:00 P.M. and before 7:00 A.M. See also "Community Noise Equivalent Level."

**Decibel (dB)**—A unit for describing the amplitude of sound, as it is heard by the human ear. See also "A-Weighted Decibel," "Community Noise Equivalent Level," and "Day-Night Average Level."

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

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

**Demolition**—The deliberate removal or destruction of the frame or foundation of any portion of a building or structure for the purpose of preparing the site for new construction or other use.

**Density**—The number of families, individuals, dwelling units or housing structures per unit of land; usually density is expressed "per acre." Thus, the density of a development of 100 units occupying 20 acres is 5 units per acre.

**Density Bonus**—The allocation of development rights that allow a parcel to accommodate additional square footage or additional residential units beyond the maximum for which the parcel is zoned, usually in exchange for the provision or preservation of an amenity at the same site or at another location.

**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, environmentally sensitive, or hazardous areas.

**Developable Acres, Net**—The portion of a site that can be used for density calculations. Some communities calculate density based on gross acreage. Public or private road rights-of-way are not included in the net developable acreage of a site.

**Developable Land**—Land that is suitable as a location for structures and that can be developed free of hazards to, and without disruption of, or significant impact on, natural resource areas.

**Developer**—An individual who or business which 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**—The division of a parcel of land into two or more parcels; the construction, reconstruction, conversion, structural alteration, relocation or enlargement of any structure; any mining, excavation, landfill or land disturbance, and any use or extension of the use of land.

**Development Impact Fees**—A fee or charge imposed on developers to pay for the costs to the city of providing services to a new development.

**Development Plan**—A plan, to scale, showing uses and structures proposed for a parcel or multiple parcels of land. It includes lot lines, streets, building sites, public open space, buildings, major landscape features, and locations of proposed utility services.

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

**Disturbed**—A term used to identify a biological habitat that has been altered by natural or man-made events.

**Dock**—A structure generally linked to the shoreline, to which a vessel may be secured. A dock may be fixed to the shore, on pilings, or floating in the water.

**Dominant**—The major plant or animal species in a community.

**Downcoast**—In the United States usage, it is the coastal direction generally trending toward the south; also the way in which current flows.

**DPR**—California Department of Parks and Recreation.

**Dry Storage**—Dry storage of vessels includes all on-land storage of vessels including vessels normally stored in open or enclosed rack structures, on trailers, on cradles, on boat stands, or by other means.

**Dune**—Ridges or mounds of loose, wind-blown material usually sand. A dune structure often has a back and foredune area. Stable dunes are often colonized by vegetation.

**Duplex**—A detached building under single ownership that is designed for occupation as the residence of two families living independently of each other.

**Dwelling**—A structure or portion of a structure used exclusively for human habitation.

**Dwelling Unit**—One or more rooms, designed, occupied or intended for occupancy as separate living quarters, with cooking, sleeping and sanitary facilities provided within the unit for the exclusive use of a single family maintaining a household.

**Dwelling, Multi-family**—A building containing two or more dwelling units for the use of individual families maintaining households; an apartment or condominium building is an example of this dwelling unit type.

**Dwelling, Single-family Attached**—A one-family dwelling attached to one or more other one-family dwellings by a common vertical wall; duplexes and townhomes are examples of this dwelling unit type.

**Dwelling, Single-family Detached**—A dwelling which is designed for and occupied by not more than one family and surrounded by open space or yards and which is not attached to any other dwelling by any means.

**DWR**—California Department of Water Resources.

**Easement**—A limited right to make use of a land owned by another, for example, a right of way across the property.

**Ebb Tide**—The period of tide between high water and the succeeding low water; a falling tide (opposite = flood tide).

**Economic Base**—The production, distribution, and consumption of goods and services within a planning area.

**Eelgrass**—A marine flowering plant (*Zostera marina*) that is found primarily in coastal bays and estuaries on soft substrate.

**Elderly Housing**—Typically one- and two-bedroom apartments or condominiums designed to meet the needs of persons 62 years of age and older or, if more than 150 units, persons 55 years of age and older, and restricted to occupancy by them. (See “Congregate Care.”)

**El Niño**—A term used to describe a cyclic weather pattern caused by changes in tropical ocean current patterns that result in worldwide changes in weather patterns.

**Element**—A division of the General Plan referring to a topic area for which goals, policies, and programs are defined (e.g., land use, housing, circulation).

**Emergency Shelter**—A facility that provides immediate and short-term housing and supplemental services for the homeless. Shelters come in many sizes, but an optimum size is considered to be 20 to 40 beds. Supplemental services may include food, counseling, and access to other social programs. (See “Homeless” and “Transitional Housing.”)

**Eminent Domain**—The authority of a government to take, or to authorize the taking of, with compensation, private property for public use.

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

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

**Energy Facility**—Any public or private processing, producing, generating, storing, transmitting, or recovering facility for electricity, natural gas, petroleum, coal, or other source of energy.

**Entertainment/Excursion Vessels**—Commercial vessels engaged in the carrying of passengers for hire for hire for the purposes of fishing, whale watching, diving, educational activities, harbor and coastal tours, dining/drinking, business or social special events and entertainment.

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

**Environmental Impact Report (EIR)**—A report required of general plans by the *California Environmental Quality Act* and which assesses all the environmental characteristics of an area and determines what effects or impacts will result if the area is altered or disturbed by a proposed action. (See “California Environmental Quality Act.”)

**Environmental Study Area (ESA)**—Relatively large, undeveloped areas containing natural habitats and may be capable of supporting sensitive biological resources.

**Environmentally Sensitive Habitat Area (ESHA)**—Any area in which plant or animal life or their habitat are either rare or especially valuable because of their special nature or role in an ecosystem and which could be easily disturbed or degraded by human activities and development (PRC 30107.5).

**Eocene**—A period of geologic time spanning 54-38 million years ago.

**Ephemeral**—Short-lived (e.g., an ephemeral stream only flows immediately after rainfall).

**Equilibrium Beach Width**—The mean distance between the shoreline and backbeach line at which sand contributions and losses are balanced.

**Equivalent Sound Level (LEQ)**—The sound level corresponding to a steady noise level over a given sample period with the same amount of acoustic energy as the actual time varying noise level. The energy average noise level during the sample period.

**Erode**—The gradual wearing away and removal of land surface by various agents such as waves; opposite of accrete.

**Erosion**—The wearing away of land by natural forces. On a beach, the carrying away of beach material by wave action, currents or the wind.

**Estuarine System**—Deepwater tidal habitats and adjacent tidal wetlands that are usually semi-enclosed by land but have open, partly obstructed, or sporadic access to the ocean, with ocean water at least occasionally diluted by freshwater runoff from the land. The upstream and landward limit is where ocean-derived salts measure less than 0.5 parts per thousand during the period of average annual low flow.

**Estuary**—The region near a river mouth in which the fresh water of the river mixes with the salt water of the sea.

**Evaluation**—Process by which a project's performance is determined relative to criteria developed for this purpose.

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

**Exclusion Area**—That portion of the coastal zone within an exclusion area boundary adopted pursuant to the *California Coastal Act* and approved by the Coastal Commission after the effective date of the delegation of development review authority and depicted on the certified Permit and Appeal Jurisdiction Map. Development within this area is excluded from coastal development permit requirements if certain criteria identified in the adopted exclusion are met.

**Exclusion Areas Map**—A map depicting those areas where specified development types are excluded from the coastal development permit requirements.

**Fast-food Restaurant**—Any retail establishment intended primarily to provide short-order food services for on-site dining and/or take-out, including self-serve restaurants (excluding cafeterias where food is consumed on the premises), drive-in restaurants, and formula restaurants required by contract or other arrangement to offer standardized menus, ingredients, and fast-food preparation.

**Fault, Active**—A fault that has moved within the last 11,000 years and that is likely to move again within the next 100 years.

**Fault, Inactive**—A fault which shows no evidence of movement in the last 11,000 years and no potential for movement in the relatively near future.

**Fault, Potentially Active**—A fault that last moved within the Quaternary Period (the last 2,000,000 to 11,000 years) before the Holocene Epoch (11,000 years to the present); or a fault that, because it is judged to be capable of ground rupture or shaking, poses an unacceptable risk for a proposed structure.

**Fault**—A rock fracture accompanied by displacement.

**Feasible**—Capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, social, and technological factors.

**Federal Coastal Act**—The federal *Coastal Zone Management Act of 1972* (16 U.S.C. 1451, et seq.), as amended.

**FEMA**—Federal Emergency Management Agency.

**Fen**—A unique type of wetland characterized by a saturated substrate dominated by organic material in which acidic conditions (pH < 7) prevail. Contrast with a bog, which has a saturated substrate dominated by organic material in which basic conditions (pH > 7) prevail.

**FHWA**—Federal Highway Administration.

**Fill**—Earth or any other substance or material, including pilings placed for the purposes of erecting structures thereon, placed in a submerged area.

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

**Fire Flow**—A rate of water flow that should be maintained to halt and reverse the spread of a fire.

**Fire Hazard Zone**—An area where, due to slope, fuel, weather, or other five related conditions, the potential loss of life and property from a fire necessitates special fire protection measures and planning before development occurs.

**Fire-resistive**—Able to withstand specified temperatures for a certain period of time, such as a one-hour fire wall; not fire-proof.

**First Public Road Paralleling the Sea**—The road that is nearest the sea, as defined in this chapter, and that meets all of the following criteria:

1. The road is lawfully open and suitable for uninterrupted use by the public
2. The road is maintained by a public agency
3. The road contains an improved all-weather surface open to motor vehicle traffic in at least one direction
4. The road is not subject to any restrictions on use by the public except during an emergency or for military purposes
5. The road connects with other public roads providing a continuous access system and generally parallels and follows the shoreline of the sea so as to include all portions of the sea where the physical features such as bays, lagoons, estuaries and wetlands cause the waters of the sea to extend landward of the generally continuous coastline

**Fiscal Impact Analysis**—A projection of the direct public costs and revenues resulting from population or employment change to the local jurisdiction(s) in which the change is taking place. Enables local governments to evaluate relative fiscal merits of general plans, specific plans, or projects.

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

**Flood, Regulatory Base**—Flood having a one percent chance of being equaled or exceeded in any given year (100-year flood).

**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 of flooding in any given year (i.e., 100-year flood).

**Floodway**—The channel of a watercourse or river, and portions of the flood plain adjoining the channel, which are reasonably required to carry and discharge the base flood of the channel.

**Floor Area Ratio (FAR)**—The gross floor area of all buildings on a lot divided by the lot area; usually expressed as a numerical value (e.g., a building having 5,000 square feet of gross floor area located on a lot of 10,000 square feet in area has a floor area ratio of 0.5:1).

**Forebeach (Wet Beach)**—The sand area affected regularly by tides and wave action.

**Foreshore (or Beach Face)**—Region of the coast extending from the berm crest (or the highest point of wave wash at high tide) to the low-water mark that is measured at low tide.

**Formation**—A unit of rock that is distinctive and persistent over a large area.

**Fossiliferous**—Rock units containing fossils.

**Frequency**—The number of times per second that a sound pressure signal oscillates about the prevailing atmosphere pressure. The unit of frequency is the hertz. The abbreviation is Hz.

**General Plan**—A legal document that 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.

**Geographic Information System (GIS)**—A GIS is a computer system capable of assembling, storing, manipulating, and displaying geographically referenced information. A GIS allows analysis of spatial relationships between many different types of features based on their location in the landscape.

**Geohazard**—A risk associated with geologic processes or events.

**Giant Kelp**—A large brown seaweed (*Macrocystis pyrifera*) that grows primarily on rocky substrate and forms a underwater “forest” in which a diverse group of algae, invertebrates, and fishes are found.

**Global Positioning System (GPS)**—A satellite-based navigational system.

**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 (e.g., "Achieve a balance of land use types within the city").

**Grade**—The degree of rise or descent of a sloping surface.

**Gravity Walls**—Massive, self-supporting walls which resist horizontal wave forces through their sheer mass.

**Greenbelt**—An open area that 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.

**Grid**—City of Newport 2,000 x 3,000-foot aerial reference grid.



**Groin**—A shoreline protection structure built, usually perpendicular to the shoreline, to trap nearshore sediment or retard erosion of the shore. A series of groins acting together to protect a section of beach is known as a groin system or groin field.

**Ground Failure**—Mudslide, landslide, liquefaction (see this Glossary), 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**—Subsurface water occupying the zone of saturation usually found in porous rock strata and soils.

**Group Quarters**—A dwelling that houses unrelated individuals.

**Growth Management**—Techniques used by government to control the rate, amount, and type of development.

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

**Harbor Lines**—All established Bulkhead, Pierhead, and Project Lines as defined within Newport Harbor by the federal, state, county and city governments.

**Harbor Maintenance Uses, Equipment, and Facilities**—All uses, and their related equipment, vessels, docking and land storage facilities and access which provide: dredging and beach replenishment; demolition, repair and new construction of docks, piers, bulkheads and other in-and-over-water structures; mooring maintenance and repair; waterborne debris and pollution control, collection and removal. This category also includes environmental, survey or scientific vessels and related equipment based, or on assignment, in Newport Harbor: All vessels under this definition may also be referred to as “work boats.”

**Harbor Permit Policies**—City of Newport Beach City Council Policy Manual Section H-1, governing permits for structures bayward of the bulkhead line, and related parking, sanitary, utility and related support requirements

**Harbor Regulations**—Title 17 of the Newport Beach Municipal Code governing structures, uses and activities within the Harbor.

**Hardscape Habitat**—Hard surfaces of pilings, docks, floats, wharves, seawalls, bulkheads, jetties, and rock groins, and natural intertidal and subtidal reefs that are colonized by marine organisms

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

**HCD**—California Department of Housing and Community Development.

**HDC**—Nonprofit Housing Development Corporation.

**Headland (Head)**—A high, steep-faced projection extending into the sea, usually marking an area of fairly stable and rigid landform.

**High Occupancy Vehicle**—Vehicle transporting more than one person (at least one passenger, in addition to the driver).

**Historic Building or Structure**—See Historic Resource.

**Historic District**—A geographic area which contains a concentration of historic buildings, structures, or sites united historically, culturally, or architecturally.

**Historic Preservation**—The preservation of historically significant structures and neighborhoods until such time as, and in order to facilitate, restoration and rehabilitation of the building(s) to a former condition.

**Historic Resource**—Any object, building, structure, site, area, place, record, or manuscript which is historically or archeologically significant, or which is significant in the architectural, engineering, scientific, economic, agriculture, educational, social, political, military, or cultural history of the City of Newport Beach and/or California and/or the United States.

**Holocene**—n geologic time, less than 11,000 years ago; also called Recent.

**HOME**—Home Investment Partnership Act.

**Homeless**—Persons and families who lack a fixed, regular, and adequate nighttime residence. Includes those staying in temporary or emergency shelters or who are accommodated with friends or others with the understanding that shelter is being provided as a last resort. California Housing Element law, §65583(c)(1) requires all cities and counties to address the housing needs of the homeless. (See “Emergency Shelter” and “Transitional Housing.”)

**Hotel**—A facility in which guest rooms or suites are offered to the general public for lodging with or without meals and for compensation, and where no provisions is made for cooking in any individual guest room or suite. (See “Motel.”)

**Household**—According to the U.S. 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 upper income for that household size, based on their position relative to the regional median income.

**Housing Affordability**—Based on state and federal standards, housing is affordable when the housing costs are no more than 30 percent of household income.

**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.

**HUD**—U.S. Department of Housing and Urban Development.

**Hydric Soil**—A type of soil with characteristics resulting from prolonged saturation and chemically reducing conditions such as occurs under anaerobic conditions.

**Hydrology**—The dynamic processes of the water within an environment including the sources, timing, amount, and direction of water movement.

**Hydrophytic Vegetation**—Plants that have adapted to living in aquatic environments. These plants are also called hydrophytes. In wetlands, hydrophytic species occur where at least the root zone of the plant is seasonally or continually found in saturated or submerged soil.

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

**Implementation Measure**—An action, procedure, program, or technique that carries out general plan policy.

**In Situ**—A Latin phrase meaning "in place." Archaeologically it refers to an artifact or object being found in its original, undisturbed position.

**Income Categories**—Four categories for classifying households according to income based on the median income for each County. The categories are as follows: Very Low (0-50% of County median); Low (50-80% of County median); Moderate (80-120% of County median); and Upper (over 120% of County median).

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

**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 units per acre of land for residential development (also called "density").

**Intersection**—A location where two or more roads meet or cross at grade.

**Intertidal**—Located between the low and high tide tidal extremes.

**Invertebrates**—Animals without backbones.

**Issue**—A problem, constraint, or opportunity requiring community action.

**Jetty**—On open seacoasts, a structure extending away from the shore, which is designed to prevent shoaling of a channel and to direct and confine the stream or tidal flow. Jetties are built at the mouths of rivers, harbors, or tidal inlets to help deepen and stabilize the access channel.

**Jobs/Housing Balance; Jobs/Housing Ratio**—The jobs/housing ratio divides the number of jobs in an area by the number of employed residents. A ratio of 1.0 indicates a balance. A ratio greater than 1.0 indicates a net in-commute of employed persons; less than 1.0 indicates a net out-commute of employed persons.

**Lacustrine System**—Wetlands and deepwater habitats (1) situated in a topographic depression or dammed river channel; (2) lacking trees, shrubs, persistent emergents, emergent mosses, or lichens with greater than 30% area coverage; and (3) whose total area exceeds 8 hectares (20 acres); or area less than 8 hectares if the boundary is active wave-formed or bedrock or if water depth in the deepest

part of the basin exceeds 2 meters (6.6 ft) at low water. Ocean-derived salinities are always less than 0.5 parts per thousand.

**Lagoon**—A shallow body of water, such as a pond or lake, usually located near or connected to the sea.

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

**Land Use Plan**—The relevant portions of a local government's general plan, or local coastal element which are sufficiently detailed to indicate the kinds, location, and intensity of land uses, the applicable resource protection and development policies and, where necessary, a listing of implementing actions.

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

**Launching Facility**—A generic term referring to any location, structures (ramps, docks) and equipment (cranes, lifts, hoists, etc.) where vessels may be placed into, and retrieved from the Harbor waters.

**LCP**—See Local Coastal Program.

**Leeward**—The direction toward which the wind is blowing.

**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.

**Littoral Cell**—A region that encompasses most features affecting sediment transport. The boundaries of the cell are usually delineated by river drainage areas, promontory headlands, or submarine canyons on the periphery, the continental shelf-continental slope boundary on the seaward side and by inland ridges and river inlets on the landward side. Sediment within these cells generally travel seaward by river drainage, southward (downcoast) by longshore currents, and are eventually lost to the continental slope area or submarine canyon.

**Littoral Drift**—The sedimentary material moved in the littoral zone under the influence of waves and currents; consisting of silt, sand, gravel, cobbles, and other beach material.

**Littoral Transport**—The movement of sediment in the littoral zone by waves, currents, and tides. This includes movement parallel (longshore transport) and perpendicular (on-offshore transport) to the shore.

**Littoral Zone**—The region where waves, currents, and winds interact with the land and its sediments. This region comprises a backshore, foreshore, inshore, and offshore and is broken down into littoral cells.

**Littoral**—Of or pertaining to a shore, especially of the sea.

**Liveaboard**—Any person who uses a vessel as a domicile as that term is defined in Section 200 of the Elections Code of California, including permanently or on a temporary basis for a period exceeding 3 days.

**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 Coastal Program**—A local government's (a) land use plans, (b) zoning ordinances, (c) zoning district maps, and (d) within sensitive coastal resources areas, other implementing actions, which, when taken together, meet the requirements of, and implement the provisions and policies of, the *California Coastal Act* at the local level.

**Local Government**—Any chartered or general law city, chartered or general law county, or any city and county.

**Local Street**—A street providing direct access to properties and designed to discourage through-traffic.

**Longshore Current**—A flow of water in the breaker zone, moving essentially parallel to the shore, usually generated by waves breaking at an angle to the shoreline.

**Longshore**—Parallel to and near the shoreline.

**LOS**—Level of Service, a descriptor of traffic operating conditions based on an intersection's volume-to-capacity ratio.

**Lot**—The basic unit of land development. A designated parcel or area of land established by plat, subdivision, or as otherwise permitted by law, to be used, developed, or built upon as a unit.

**Major Arterial**—A Major arterial highway is typically a six-lane divided roadway. A Major arterial is designed to accommodate 45,000 to 65,000 vehicles per day. Major arterials carry a large volume of regional through traffic not handled by the freeway system.

**Marina**—A berthing facility (other than moorings or anchorage) in which five or more vessels are wet-stored (in water) and/ or dry-stored (on land/racks or on floating docks).

**Marine Conservation Area**—A "state marine conservation area," is a non-terrestrial marine or estuarine area that is designated so the managing agency may achieve one or more of the following:

1. Protect or restore rare, threatened, or endangered native plants, animals, or habitats in marine areas
2. Protect or restore outstanding, representative, or imperiled marine species, communities, habitats, and ecosystems
3. Protect or restore diverse marine gene pools
4. Contribute to the understanding and management of marine resources and ecosystems by providing the opportunity for scientific research in outstanding, representative, or imperiled marine habitats or ecosystems
5. Preserve outstanding or unique geological features
6. Provide for sustainable living marine resource harvest

**Marine Park**—A "state marine park," is a nonterrestrial marine or estuarine area that is designated so the managing agency may provide opportunities for spiritual, scientific, educational, and recreational opportunities, as well as one or more of the following:

1. Protect or restore outstanding, representative, or imperiled marine species, communities, habitats, and ecosystems

2. Contribute to the understanding and management of marine resources and ecosystems by providing the opportunity for scientific research in outstanding, representative, or imperiled marine habitats or ecosystems
3. Preserve cultural objects of historical, archaeological, and scientific interest in marine areas
4. Preserve outstanding or unique geological features

**Marine Protected Area (MPA)**—A named discrete geographic area that has been designated by law, administrative action, or voter initiative to protect or conserve marine life and habitat.

**Marine Reserve**—A “state marine reserve,” is a nonterrestrial marine or estuarine area that is designated so the managing agency may achieve one or more of the following:

1. Protect or restore rare, threatened, or endangered native plants, animals, or habitats in marine areas
2. Protect or restore outstanding, representative, or imperiled marine species, communities, habitats, and ecosystems
3. Protect or restore diverse marine gene pools
4. Contribute to the understanding and management of marine resources and ecosystems by providing the opportunity for scientific research in outstanding, representative, or imperiled marine habitats or ecosystems

**Marine Sales and Service Uses & Vessels**—Uses and vessels, as well as related equipment, which provide repair, maintenance, new construction, parts and supplies, fueling, waste removal, cleaning, and related services to vessels berthed in, or visiting, Newport Harbor. Typical service uses include, but are not limited to, all uses and vessels described under Section 20.05.050 of the City of Newport Beach Municipal Code.

**Marine System**—Open ocean overlying the continental shelf and coastline exposed to waves and currents of the open ocean shoreward to (1) extreme high water of spring tides; (2) seaward limit of wetland emergents, trees, or shrubs; or (3) the seaward limit of the Estuarine System, other than vegetation. Salinities exceed 30 parts per thousand.

**Marine Terrace**—A flat or gentle seaward sloping wave-cut bench, which is a remnant of an old coastline. Marine terraces are conspicuous along most of the California coast where uplift has occurred.

**Market Value**—For purposes of determining “substantial improvement,” the replacement cost as determined by its replacement value according to the valuation figures established by the City of Newport Beach.

**Maximum Credible Earthquake (MCE)**—The largest possible earthquake that could reasonably occur along recognized faults or within a particular seismic source.

**Mean High Water**—The 19-year average of all high water heights (if the tide is either semidiurnal or mixed) or the higher high water heights if the tide is diurnal. For diurnal tides high water and higher high water are the same.

**Mean Higher High Water**—The 19-year average of only the higher high water heights.

**Mean Low Water**—The 19-year average of all low water heights (if the tide is either semidiurnal or mixed) or the lower low water heights if the tide is diurnal. For diurnal tides low water and lower low water are the same.

**Mean Lower Low Water**—The 19-year average of only the lower low water heights.

**Mean Sea Level**—The 19-year average height of the surface of the sea for all stages of the tide, usually determined from hourly height readings (see NGVD of 1929).

**Median Income**—The annual income for each household size which is defined annually by the federal Department of Housing and Urban Development. Half of the households in the region have incomes above the median and half are below.

**Mesa**—An isolated, relatively flat geographical feature, often demarcated by canyons (from Spanish mesa, table).

**MGD**—Million gallons per day.

**Miocene**—A period of geologic time spanning 27-26 million years ago.

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

**Mitigation Measures**—Measures imposed on a project consistent with Section 15370 of the State Guidelines for Implementation of the *California Environmental Quality Act* to avoid, minimize, eliminate, or compensate for adverse impacts to the environment.

**Mitigation**—As defined in Section 15370 of the State Guidelines for Implementation of the *California Environmental Quality Act*, mitigation includes the following:

1. Avoiding the impact altogether by not taking a certain action or parts of an action.
2. Minimizing impacts by limiting the degree or magnitude of the action and its implementation.
3. Rectifying the impact by repairing, rehabilitating, or restoring the impacted environment.
4. Reducing or eliminating the impact over time by preservation and maintenance operations during the life of the action.
5. Compensating for the impact by replacing or providing substitute resources or environments."

**Monitoring**—The systematic collection of physical, biological, or economic data or a combination of these data in order to make decisions regarding project operation or to evaluate project performance. Monitoring is typically required for beach nourishment projects and habitat restoration projects.

**Mooring Area**—An area designated for a group of moorings.

**Mooring**—A device consisting of a floating ball, can, or other object that is secured permanently to the Harbor bottom by an anchor system for purposes of securing a vessel.

**MS4**—Municipal Separate Storm Sewer Systems.

**MWD**—Metropolitan Water District of Southern California.

**MWDOC**—Municipal Water District of Orange County.

**National Flood Insurance Program (NFIP)**—The National Flood Insurance Program, managed by FEMA, makes Federally-backed flood insurance available in communities that agree to adopt and enforce floodplain management ordinances to reduce future flood damage.

**National Geodetic Vertical Datum of 1929 (NGVD)**—A fixed reference for elevations, equivalent to the 1929 Mean Sea Level Datum. The geodetic datum is fixed and does not take into account the changing stands of sea level. NGVD should not be confused with mean sea level (see Mean Sea Level).

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

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

**Nearshore Zone**—An indefinite zone extending seaward from the shoreline well beyond the breaker zone; it defines the area of nearshore currents.

**Newport Bay**—The terms “Newport Bay” and “Newport Harbor” are often used interchangeably. However, Newport Bay is an estuary consisting of the Lower Newport Bay (south of Pacific Coast Highway) and the Upper Newport Bay (north of Pacific Coast Highway). Newport Harbor generally refers to all the water area within Lower Newport Bay and within the Upper Newport Bay, exclusive of the Upper Newport Bay Ecological Reserve.

**Newport Bay**—The terms “Newport Bay” and “Newport Harbor” are often used interchangeably. However, Newport Bay is an estuary consisting of the Lower Newport Bay (south of Pacific Coast Highway) and the Upper Newport Bay (north of Pacific Coast Highway). Newport Harbor generally refers to all the water area within Lower Newport Bay and within the Upper Newport Bay, exclusive of the Upper Newport Bay Marine Park.

**NMFS**—National Marine Fisheries Service.

**Noise**—Any undesired audible sound.

**Noise Attenuation**—The ability of a material, substance, or medium to reduce the noise level from one place to another or between one room and another. Noise attenuation is specified in decibels

**Noise Exposure Contours**—Lines drawn about a noise source indicating constant energy levels of noise exposure. CNEL and  $L_{dn}$  are the metrics utilized to describe community noise exposure.

**Noise Referral Zones**—Such zones are defined as the area within the contour defining a CNEL level of 60 decibels. It is the level at which either state or federal laws and standards related to land use become important and, in some cases, preempt local laws and regulations. Any proposed noise sensitive development which may be impacted by a total noise environment of 60 dB CNEL or more should be evaluated on a project specific basis.

**Noise Sensitive Land Use**—Those specific land uses which have associated indoor and/or outdoor human activities that may be subject to stress and/or significant interference from noise produced by community sound sources. Such human activity typically occurs daily for continuous periods of 24 hours or is of such a nature that noise is significantly disruptive to activities that occur for short



periods. Specifically, noise sensitive land uses include: residences of all types, hospitals, rest homes, convalescent hospitals places of worship and schools.

**Non-Attainment**—The condition of not achieving a desired or required level of performance. Frequently used in reference to air quality.

**Non-conforming Structure**—A structure that was lawfully erected, but which does not conform with the property development regulations prescribed in the regulations for the district in which the structure is located by reason of adoption or amendment of this code or by reason of annexation of territory to the City.

**Non-conforming Use**—A use of a structure or land that was lawfully established and maintained, but which does not conform with the use regulations or required conditions for the district in which it is located by reason of adoption or amendment of this code or by reason of annexation of territory to the City.

**Nourishment**—The process of replenishing or enlarging a beach. It may be brought about naturally by longshore transport or artificially by the deposition of dredged materials.

**NPDES**—National Pollutant Discharge Elimination System.

**NPS**—National Park Service.

**NPS**—Nonpoint source pollution or polluted runoff.

**OC**—Orange County.

**OCFCD**—Orange County Flood Control District.

**Offer to Dedicate (OTD)**—An OTD is a document, recorded against the title to a property, which is an offer of dedication to the people of California of an easement over the property or a portion of the property. Generally, an OTD allows for specific uses in of the area of the property involved (for example, allowing the public to walk across the area). The offer conveys an easement in perpetuity only upon its acceptance on behalf of the people by a public agency or by a nonprofit private entity approved by the executive director of the Coastal Commission.

**Offshore**—Off or away from the shore. This area extends from beyond the breaker zone to the outer limit of the littoral zone and beyond.

**Oil Seep**—Natural springs where liquid hydrocarbons (mixtures of crude oil, tar, natural gas, and water) leak out of the ground.

**Onshore (Inshore)**—The region between the seaward edge of the foreshore and the seaward edge of the breakers or waves.

**Open Coastal Waters**—The area composed of submerged lands at extreme low-water of spring tide extending seaward to the boundaries of the Exclusive Economic Zone (12-200 miles). This includes navigation channels, turning basins, vessel berthing, anchorage, and mooring areas of Newport Bay.

**Open Space**—Any parcel or area of land or water essentially unimproved and set aside, designated, dedicated, or reserved for public or private use or enjoyment.

## Glossary

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

**Overcrowding**—As defined by the California Department of Housing and Community Development, a household with greater than one person per room, excluding bathrooms, kitchens, hallways, and porches.

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

**Palustrine System**—All non-tidal wetlands dominated by trees, shrubs, persistent emergents, emergent mosses, or lichens, and all such tidal wetlands where ocean-derived salinities are below 0.5 parts per thousand. This category also includes wetlands lacking such vegetation but with all of the following characteristics: (1) area less than 8 hectares (20 acres); (2) lacking an active wave-formed or bedrock boundary; (3) water depth in the deepest part of the basin less than 2 meters (6.6 ft) at low water; and (4) ocean-derived salinities less than 0.5 parts per thousand.

**Para-transit**—Refers to transportation services that operate vehicles, such as buses, jitneys, taxis, and vans for senior citizens, and/or mobility-impaired.

**Parcel**—A lot or tract of land.

**Parking, Shared**—A public or private parking area used jointly by two or more uses.

**Parking Area, Public**—An open area, excluding a street or other public way, used for the parking of automobiles and available to the public, whether for free or for compensation.

**Parking Management**—An evolving TDM technique designed to obtain maximum utilization from a limited number of parking spaces. Can involve pricing and preferential treatment for HOVs, non-peak period users, and short-term users. (see “High Occupancy Vehicle” and “Transportation Demand Management.”)

**Parking Ratio**—The number of parking spaces provided per 1,000 square of floor area, e.g., 2:1 or “two per thousand.”

**Permit and Appeal Jurisdiction Map**—A map depicting those areas where the Coastal Commission retains permit and appeal jurisdiction.

**Permit**—Any license, certificate, approval, or other entitlement for use granted or denied by any public agency.

**Person**—Any individual, organization, partnership, limited liability company, or other business association or corporation, including any utility, and any federal, state, local government, or special district or an agency thereof.

**Pier, Private**—A pier used for private recreational purposes by the owner(s) or occupant(s) of the abutting upland property without payment of a separate rental or lease fee, except for permit fees to City.

**Pier, Public**—A pier used for public recreational purposes provided by a public agency.

**Pier**—A fixed structure extending from the shore into a body of water.

**Pierhead Line**—Harbor water area perimeter lines established in Newport Harbor by the federal government that define the permitted limit of fixed pier, floating dock and other in-water structures which may be constructed in the Harbor.

**Pile**—A long, heavy timber or section of concrete or metal driven or drilled into the earth or seabed to serve as a support or protection.

**Planned Community**—A large-scale development whose essential features are a definable boundary; a consistent, but not necessarily uniform, character; overall control during the development process by a single development entity; private ownership of recreation amenities; and enforcement of covenants, conditions, and restrictions by a master community association.

**Planning Area**—The Planning Area is the land area addressed by the General Plan. Typically, the Planning Area boundary coincides with the Sphere of Influence which encompasses land both within the City limits and potentially annexable land.

**Planning Commission**—A group of people appointed by the city council that administer planning and land use regulations for the city and provide recommendations on a wide array of land use and land use policy issues.

**Pleistocene**—A period of geologic time spanning 2 million - 11,000 years ago.

**Pliocene**—A period of geologic time spanning 7-2 million years ago.

**Pocket Beach**—A small beach formed between two points or headlands, often at the mouth of a coastal stream. Pocket beaches are common throughout the California coastline.

**Policy**—Statements guiding action and implying clear commitment found within each element of the general plan (e.g., "Provide incentives to assist in the development of affordable housing").

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

**Pollution, Non-Point**—Sources for pollution that are less definable and usually cover broad areas of land, such as agricultural land with fertilizers that are carried from the land by runoff, or automobiles.

**Pollution, Point**—In reference to water quality, a discrete source from which pollution is generated before it enters receiving waters, such as a sewer outfall, a smokestack, or an industrial waste pipe.

**Predominant Line of Development**—The most common or representative distance from a specified group of structures to a specified point or line (e.g. topographic line or geographic feature). For example, the predominant line of development for a block of homes on a coastal bluff (a specified group of structures) could be determined by calculating the median distance (a representative distance) these structures are from the bluff edge (a specified line).

**Primary Arterial**—Typically a four-lane divided roadway. A Primary arterial is designed to accommodate 30,000 to 40,000 VPD. A Primary arterial's function is similar to that of a Principal or Major arterial; the chief difference is capacity.

**Principal Arterial**—Typically an eight-lane divided roadway. A Principal arterial is designed to accommodate 60,000 to 75,000 vehicles per day (VPD). Principal arterials carry a large volume of regional through traffic not handled by the freeway system.

**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.

**Project Lines**—Harbor water area channel lines of the improvements constructed by the federal government in 1935-1936, and as shown on navigation charts of Newport Harbor. Also referred to as the “Federal Channel.” (see Newport Beach City Design Criteria and Standard Drawings for Harbor Construction).

**Public Trust Lands**—Public Trust lands shall be defined as all lands subject to the Common Law Public Trust for commerce, navigation, fisheries, recreation, and other public purposes. Public Trust Lands include tidelands, submerged lands, the beds of navigable lakes and rivers, and historic tidelands and submerged lands that are presently filled or reclaimed and which were subject to the Public Trust at any time (from California Code of Regulations, Section 13577; see tidelands and submerged lands).

**Public View Corridors**—The line of sight—as identified as to height, width, and distance—of an observer looking toward an object of significance (e.g., ocean or bay); the route that attracts the viewer’s attention.

**Public Works**—

1. All production, storage, transmission, and recovery facilities for water, sewerage, telephone, and other similar utilities owned or operated by any public agency or by any utility subject to the jurisdiction of the Public Utilities Commission, except for energy facilities
2. All public transportation facilities, including streets, roads, highways, public parking lots and structures, ports, harbors, airports, railroads, and mass transit facilities and stations, bridges, trolley wires, and other related facilities. For purposes of this division, neither the Ports of Hueneme, Long Beach, Los Angeles, nor San Diego Unified Port District nor any of the developments within these ports shall be considered public works.
3. All publicly financed recreational facilities, all projects of the California Coastal Conservancy, and any development by a special district
4. All community college facilities

**Qualified Biologist**—A person who has earned a minimum of a Bachelor of Science degree in biology or a related field from an accredited college or university and has demonstrated field experience evaluating land use impacts on marine or wildlife species and their habitats. Biologists who conduct wetland delineations shall have completed the U.S. Army Corps of Engineers’ ”Reg. IV” wetland delineation training, or the equivalent, and shall have the demonstrated ability to independently conduct wetland delineations.

**Quaternary**—A period of geologic time comprising the past 2 million years; includes the Pleistocene and Holocene ages.

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

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

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

**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 new development and/or use.

**Reflection**—Redirection of a wave when it impinges on a steep beach, cliff or other barrier;

**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 Assessment (RHNA)**—The Regional Housing Needs Assessment (RHNA) is based on 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 Housing Needs Plan**—A quantification by a COG or by HCD of existing and projected housing need, by household income group, for all localities within a region.

**Regional Park**—A park typically 150-500 acres in size focusing on activities and natural features not included in most other types of parks and often based on a specific scenic or recreational opportunity.

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

**Research and Development Use**—A use engaged in study, testing, design, analysis, and experimental development of products, processes, or services.

**Residential**—Land designated in the City or County General Plan and zoning ordinance for buildings consisting only of dwelling units. May be improved, vacant, or unimproved. (See “Dwelling Unit.”)

**Restoration**—The replication or reconstruction of a building's original architectural features, usually describing the technique of preserving historic buildings.

**Retaining Wall**—A wall used to support or retain an earth embankment or area of fill.

**Rvetment**—A sloped retaining wall; a facing of stone, concrete, blocks, rip-rap, etc. built to protect an embankment, bluff, or development against erosion by wave action and currents.

**Rezoning**—An amendment to the map and/or text of a zoning ordinance to effect a change in the nature, density, or intensity of uses allowed in a zoning district and/or on a designated parcel or land area.

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

**Rill**—The channel of a small stream or gully.

**Rip Current**—A strong surface current flowing seaward from the shore. It usually appears as a visible band of agitated water and is the return movement of water piled up on the shore by incoming waves and wind. With the seaward movement concentrated in a limited band its velocity is accentuated. Rip currents can pull inexperienced swimmers and waders into deeper water away from the shore. Since a rip current is usually quite narrow, the most effective way to get out of it is to swim perpendicular to the direction of the flow (in most cases, parallel to the beach). Rip currents can often develop adjacent to a jetty or groin.

**Riparian**—Consists of trees, shrubs, or herbs that occur along watercourses or water bodies. The vegetation is adapted to flooding and soil saturation during at least a portion of its growing season.

**Riprap**—A protective layer or facing of rock, concrete blocks, or quarystone, placed to prevent erosion, scour, or sloughing of an embankment or bluff.

**Risk**—The danger or degree of hazard or potential loss.

**Riverine System**—All wetlands and deepwater habitats contained within a channel except those wetlands (1) dominated by trees, shrubs, persistent emergents, emergent mosses, or lichens, and (2) which have habitats with ocean-derived salinities in excess of 0.5 parts per thousand.

**RWQCB**—California Regional Water Quality Control Board.

**Sand Source**—Resource of sand that can be economically used for beach nourishment. The sand must meet the requirements for size distribution and cleanliness and its removal and transfer must not create unacceptable environmental effects. The source may be on land, offshore, in a nearby inlet, or in a navigational channel, a shoal, or other area in which sand accumulates.

**Sandstone**—A rock composed predominantly of sand grains that have undergone cementation.

**Santa Ana Regional Water Quality Control Board**—California Regional Water Quality Control Board, Santa Ana Region.

**Scarp (Beach Scarp)**—An almost vertical slope along the beach caused by wave erosion. It may vary in height from a few inches to several feet or more, depending on wave action and the nature and composition of the beach.

**SCWC**—Southern California Water Company.

**Sea Cliff**—A vertical or very steep cliff or slope produced by wave erosion, situated at the seaward edge of the coast or the landward side of the wave-cut platform, and marking the inner limit of beach erosion.

**Sea Level**—The height of the ocean relative to land; tides, wind, atmospheric pressure changes, heating, cooling, and other factors cause sea-level changes.

**Sea**—The Pacific Ocean and all harbors, bays, channels, estuaries, salt marshes, sloughs, and other areas subject to tidal action through any connection with the Pacific Ocean, excluding nonestuarine

rivers, streams, tributaries, creeks, and flood control and drainage channels. Sea does not include the area of jurisdiction of the San Francisco Bay Conservation and Development Commission, established pursuant to Title 7.2 (commencing with Section 66600) of the Government Code, including any river, stream, tributary, creek, or flood control or drainage channel flowing directly or indirectly into such area.

**Seas (Waves)**—Waves caused by wind at the place and time of observation. (see swell).

**Seawall**—A structure separating land and water areas, primarily designed to prevent erosion and other damage due to wave action. It is usually a vertical wood or concrete wall as opposed to a sloped revetment.

**Second Units**—Auxiliary residential units on a lot with an existing primary residential unit. Second units may lack full facilities, such as kitchens.

**Secondary Arterial**—A four-lane roadway (often undivided). A Secondary arterial distributes traffic between local streets and Major or Primary arterials. Although some Secondary arterials serve as through routes, most provide more direct access to surrounding land uses than Principal, Major, or Primary arterials. Secondary arterials carry from 20,000 to 30,000 VPD.

**Section 8 Rental Assistance Program**—A federal (HUD) rent-subsidy program that is one of the main sources of federal housing assistance for low-income households. The program operates by providing “housing assistance payments” to owners, developers, and public housing agencies to make up the difference between the “Fair Market Rent” of a unit (set by HUD) and the household’s contribution toward the rent, which is calculated at 30 percent of the household’s adjusted gross monthly income (GMI). “Section 8” includes programs for new construction, existing housing, and substantial or moderate housing rehabilitation.

**Sediment Budget**—An account of the sand and sediment along a particular stretch of coast; the sources, sinks, rates of movement, or the supply and loss of sediment.

**Sediment**—Grains of soil, sand, or rock that have been transported from one location and deposited at another.

**Seiche**—A standing wave oscillation in an enclosed waterbody that continues (in a pendulum fashion) after the cessation of the originating force. Seiches can be caused by tidal action or an offshore seismic event.

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

**Sensitive Coastal Resource Areas**—Those identifiable and geographically bounded land and water areas within the coastal zone of vital interest and sensitivity. Sensitive coastal resource areas include the following:

1. Special marine and land habitat areas, wetlands, lagoons, and estuaries as mapped and designated in Part 4 of the coastal plan.
2. Areas possessing significant recreational value.
3. Highly scenic areas.
4. Archaeological sites referenced in the California Coastline and Recreation Plan or as designated by the State Historic Preservation Officer.
5. Special communities or neighborhoods that are significant visitor destination areas.

6. Areas that provide existing coastal housing or recreational opportunities for low- and moderate-income persons.
7. Areas where divisions of land could substantially impair or restrict coastal access.

**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.

**Sewer**—Any pipe or conduit used to collect and carry away sewage from the generating source to a treatment plant.

**Shore Mooring**—A mooring for small boats that is located in the nearshore perimeter of the Harbor and its islands, perpendicular to the shoreline. One end of the mooring line is attached to a point on or adjacent to the perimeter bulkhead, and the other end is attached to a mooring buoy located in the water, inside the pierhead line.

**Shore Protection**—Structures or sand placed at or on the shore to reduce or eliminate upland damage from wave action or flooding during storms.

**Shore**—Narrow strip of land in immediate contact with the sea, including the zone between high and low water. A shore of unconsolidated material is usually called a beach.

**Shoreline Armoring**—Protective structures such as vertical seawalls, revetments, riprap, revetments, and bulkheads built parallel to the shoreline for the purposes of protecting a structure or other upland property.

**Shoreline**—Intersection of the ocean or sea with land; the line delineating the shoreline on National Ocean Service nautical charts and surveys approximates the mean low water line from the time the chart was prepared.

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

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

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

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

**Site Plan**—The development plan for one or more lots on which is shown the existing and proposed conditions of the lot including: topography, vegetation, drainage, floodplains, marshes and waterways; open spaces, walkways, means of ingress and egress, utility services, landscaping, structures and signs, lighting, and screening devices; any other information that reasonably may be required in order that an informed decision can be made by the approving authority.



**SLC**—State Lands Commission

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

**Slough**—To erode the uppermost layer of soil, or to crumble and fall away from the face of a cliff.

**Solid Waste**—Unwanted or discarded material, including garbage with insufficient liquid content to be free flowing, generally disposed of in landfills or incinerated.

**Southern California Association of Governments (SCAG)**—The Southern California Association of Governments is a regional planning agency which encompasses six counties: Imperial, Riverside, San Bernardino, Orange, Los Angeles, and Ventura. SCAG is responsible for preparation of the Regional Housing Needs Assessment (RHNA).

**Special District**—Any public agency, other than a local government, formed pursuant to general law or special act for the local performance of governmental or proprietary functions within limited boundaries. Special district includes, but is not limited to, a county service area, a maintenance district or area, an improvement district or improvement zone, or any other zone or area, formed for the purpose of designating an area within which a property tax rate will be levied to pay for a service or improvement benefiting that area.

**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 the elderly, handicapped, large families, female-headed households, farmworkers and the homeless.

**Specific Plan**—Under Article 8 of the Government Code (Section 65450 et seq.), a legal tool for detailed design and implementation of a defined portion of the area covered by a General Plan. A specific plan may include all detailed regulations, conditions, programs, and/or proposed legislation which may be necessary or convenient for the systematic implementation of any General Plan element(s).

**Speed, Critical**—The speed that is not exceeded by 85 percent of the cars observed.

**Sphere of Influence**—The probable ultimate physical boundaries and service area of a local agency (city or district) as determined by the Local Agency Formation Commission (LAFCO) of the County.

**Spit**—A small, naturally formed point of land or a narrow shoal projecting into a body of water from the shore.

**Standards**—(1) A rule or measure establishing a level of quality or quantity that must be complied with or satisfied. The California Government Code (Section 65302) requires that General Plans describe the objectives, principles, “standards,” and proposals of the General Plan. Examples of standards might include the number of acres of park land 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.

**Stationary Source**—A non-mobile emitter of pollution.

**Storm Surge**—A rise above normal water level on the open coast due to the action of wind stress on the water surface. Storm surge resulting from a hurricane also includes the rise in level due to atmospheric pressure reduction as well as that due to wind stress.

**Stream**—A topographic feature that at least periodically conveys water through a bed or channel having banks. This includes watercourses having a surface or subsurface flow that supports or has supported riparian vegetation.

**Structure**—Includes, but is not limited to, any building, road, pipe, flume, conduit, siphon, aqueduct, telephone line, and electrical power transmission and distribution line.

**Subdivision**—The division of a lot, tract or parcel of land that is the subject of an application for subdivision.

**Subdivision Map Act**—Division 2 (Sections 66410 et seq.) of the California Government Code, this act vests in local legislative bodies the regulation and control of the design and improvement of subdivisions, including the requirement for tentative and final maps. (See "Subdivision.")

**Submarine Canyon**—A steep-sided underwater valley commonly crossing the continental shelf and slope.

**Submerged Lands**—Submerged lands shall be defined as lands which lie below the line of mean low tide (from California Code of Regulations, Section 13577; see Public Trust Lands).

**Subsidence**—The sudden sinking or gradual 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 activities, including earthquakes.

**Subsidize**—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.

**Substantial Damage**—Damage of any origin sustained by a structure whereby the cost of restoring the structure to the condition existing before damage would equal or exceed 50 percent of the market value before the damage occurred.

**Substantial Repair**—Any repair, reconstruction, or improvement of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure before such repair, reconstruction, or improvement. This term includes structures that have incurred "substantial damage" regardless of the actual repair work performed. For purposes of coastal development permitting, a substantial improvement to a structure qualifies the proposed development as new development.

**Subtidal**—Marine habitat that is permanently below the extreme low tide line.

**Summer Season**—Begins the day before the Memorial Day weekend and ends the day after the Labor Day weekend; alternatively, June 15th to September 15th.

**Surf Zone**—Area between the outermost breaking waves and the limit of wave uprush.

**Surfgrass**—A type of marine flowering plant that forms meadows on rocky shorelines and shallow rocky subtidal reefs.

**SWRCB**—State Water Resources Control Board.

**Talus**—A pile of rock debris at the base of a cliff.

**Tectonic**—Related to the earth's surface.

**Temporary Event**—An activity or use that constitutes development as defined in this LCP but which is an activity or function which is or will be of limited duration and involves the placement of non-permanent structures; and/or involves the use of sandy beach, parkland, filled tidelands, water, streets, or parking areas which are otherwise open and available for general public use.

**Terrace**—A gently sloping platform cut by wave action.

**Terrestrial**—Land-related.

**Tidal Epoch (National Tidal Datum Epoch)**—The specific 19-year period adopted by the National Ocean Service as the official time segment over which tide observations are taken and averaged to form tidal data, such as Mean Lower Low Water. The 19-year period includes an 18.6 year astronomical cycle that accounts for all significant variations in the moon and sun that cause slowly varying changes in the range of tides. A calendar day is 24 hours and a “tidal day” is approximately 24.84 hours. Due to the variation between calendar day and tidal day, it takes 19 years for these two time cycles to establish a repeatable pattern. Thus, if the moon is full today, then the moon will be full again on this day of the year 19 years from today. The present tidal epoch used is 1983—2001.

**Tidal Prism**—The total amount of water that flows into a harbor or estuary or out again with movement of the tide, excluding any freshwater flow.

**Tidal Range**—Difference between consecutive high and low (of higher high and lower low) waters. (see Tides).

**Tidal Wave**—Wave movement of the tides. Often improperly used for tsunamis (see Tsunami).

**Tide**—The periodic rising and falling of the water that results from gravitational attraction of the moon and sun, and other astronomical bodies, acting upon the rotating earth. The California coast has a mixed tidal occurrence, with two daily high tides of different elevations and two daily low tides, also of different elevations. Other tidal regimes are diurnal tides, with only one high and one low tide daily, and semidiurnal, with two high and two low tides daily, with comparatively little daily inequality between each high or each low tide level

**Tidelands**—Tidelands shall be defined as lands that are located between the lines of mean high tide and mean low tide (from California Code of Regulations, Section 13577; see Public Trust Lands).

**Topography**—Configuration of a surface, including its relief and the position of natural and man-made features.

**Total Maximum Daily Load (TMDL)**—The maximum amount of a pollutant that can be discharged into a water body from all sources (point and non-point) and still maintain water quality standards. Under *Clean Water Act* section 303(d), TMDLs must be developed for all water bodies that do not meet water quality standards after application of technology-based controls. TMDL also refers

to the written, quantitative analysis and plan for attaining and maintaining water quality standards in all seasons for a specific waterbody and pollutant.

**Traffic Model**—A mathematical representation of traffic movement within an area or region based on observed relationships between the kind and intensity of development in specific areas. Many traffic models operate on the theory that trips are produced by persons living in residential areas and are attracted by various non-residential land uses.

**Transit**—The conveyance of persons or goods from one place to another by means of a local, public transportation system.

**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 traffic congestion by increasing the efficiency of the transportation system itself. Examples would include improved traffic signal timing, coordination of multiple traffic signals, or spot improvements that increase capacity of the roadway system.

**Treatment Works**—Has the same meaning as set forth in the federal *Water Pollution Control Act* (33 U.S.C. 1251, et seq.) and any other federal act that amends or supplements the federal *Water Pollution Control Act*.

**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 origin (often the “production end,” sometimes from home, but not always), and one destination (“attraction end”).

**Tsunami**—A long period wave, or seismic sea wave, caused by an underwater disturbance such as a volcanic eruption or earthquake. Commonly misnamed a Tidal Wave.

**Turbidity**—A measure of the extent to which water is stirred up or disturbed, as by sediment; opaqueness due to suspended sediment.

**Turning Basin**—An area, often designated on nautical charts, connected to a channel that is large enough to allow vessels to maneuver or turn around.

**Undertow**—A seaward current near the bottom on a sloping inshore zone, caused by the return, under the action of gravity, of the water carried up on the shore by waves. Commonly misnamed a Rip Current.

**Uniform Building Code (UBC)**—A standard building code which sets forth minimum standards for construction.

**Upcoast**—In the United States usage, the coastal direction, generally trending toward the north, from which a current comes. Sediment will often deposit on the upcoast side of a jetty, groin, or headland, reducing the amount of sediment that is available for transport further downcoast.

**Updrift**—The direction opposite that of the predominant movement of littoral materials.

**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 Open Space**—The absence of buildings or development, usually in well-defined volumes, within an urban environment.

**USACE**—U.S. Army Corps of Engineers.

**USC**—United States Code.

**USFWS**—United States Fish and Wildlife Service (also known as FWS).

**Vernal Pools**—Vernal pools are low depressions that typically are flooded and saturated above a hardpan or claypan for several weeks to a few months in the winter and spring.

**Vessel**—Watercraft, such as boats, ships, small craft, barges, etc. whether motorized, sail-powered or hand-powered, which are used or capable of being used as a means of transportation, recreation, safety/rescue, service or commerce on water. This includes all vessels of any size (other than models) homeported, launched/retrieved, or visiting in Newport Harbor, arriving by water or land, and registered or unregistered under state or federal requirements.

**Warehousing Use**—A use engaged in storage, wholesale, and distribution of manufactured products, supplies, and equipment, excluding bulk storage of materials that are flammable or explosive of that present hazards or conditions commonly recognized as offensive.

**Water Course**—Any natural or artificial stream, river, creek, ditch, channel, canal, conduit, culvert, drain, waterway, gully, ravine or wash in which water flows in a definite channel, bed and banks, and includes any area adjacent thereto subject to inundation by reason of overflow or flood water.

**Water Dependent Use**—Those uses that are tied to and require water, including fishing and other vessel rental and charter, water transportation, water public safety and enforcement, marinas, boatyards, yacht/sailing/boating/fishing clubs, watersports instructional and educational facilities, public and guest docking facilities, and landside support uses, dredging, marine construction, and harbor service and maintenance uses and related equipment.

**Water Related Use**—Those uses that relate to but do not require water, including nautical museums, bait and tackle shops, boat charter, rental, sales, storage, construction and/or repair, marine-related retail sales, and marine-related industry.

**Water Transportation Use**—This group of uses includes in-harbor and coastal/offshore ferry services, in-harbor water taxi services, docking, parking, offices, and other water and land support facilities.

**Water-Enhanced Use**—Those waterfront or waterfront-adjacent land uses and activities, including restaurants and residential uses that derive economic, aesthetic and other amenity benefits from proximity to and views of water and water-based activities, but which do not need direct access and proximity to the water in order to accomplish their basic functional and economic operation.

**Watershed**—The geographical area drained by a river and its connecting tributaries into a common source. A watershed may, and often does, cover a very large geographical region.

**Wave Climate**—The range of wave parameters (Height, period and direction) characteristic of a coastal location.

**Wave Height**—The vertical distance from a wave trough to crest.

**Wave Length (Wavelength)**—The horizontal distance between successive crests or between successive troughs of waves.

**Wave Period**—The time for a wave crest to traverse a distance equal to one wavelength, which is the time for two successive wave crests to pass a fixed point.

**Wave Run-up**—The distance or extent that water from a breaking wave will extend up a beach or structure.

**Wave**—A ridge, deformation, or undulation of the surface of a liquid. On the ocean, most waves are generated by wind and are often referred to as wind waves.

**Wave-cut Platform**—The near-horizontal plane cut by wave action into a bedrock formation at the shoreline.

**Wetland**—Land which may be covered periodically or permanently with shallow water and includes saltwater marshes, freshwater marshes, open or closed brackish water marshes, mudflats, and fens. Wetlands are lands transitional between terrestrial and aquatic systems where the water table is usually at or near the surface or the land is covered by shallow water. For purposes of this classification, wetlands must have one or more of the following attributes:

1. At least periodically, the land supports predominantly hydrophytes
2. The substrate is predominantly undrained hydric soil
3. The substrate is non-soil and is saturated with water or covered by shallow water at some time during the growing season of each year

**Wildlife Corridor**—The concept of habitat corridors addresses the linkage between large blocks of habitat that allow the safe movement of medium to large mammals from one habitat area to another. The definition of a corridor is varied but corridors may include such areas as greenbelts, refuge systems, underpasses, and biogeographic landbridges, for example.

**Windward**—The direction from which the wind is blowing.

**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 Code**—Title 20 of the City of Newport Beach Municipal Code, as amended.

**Zoning District**—A geographical area of a city zoned with uniform regulations and requirements.

**Zoning Map**—The officially adopted zoning map of the city specifying the uses permitted within certain geographic areas of the city.

**Zostera Marina**—See eelgrass.