
GLOSSARY

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

ADT – Average Daily Trips made by vehicles or persons in a 24-hour period. *(Preceding definition added per GPA2006-25.*

Air Basin – One of 14 self-contained regions 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 prevent the normal dispersive ability of the air and that interfere directly or indirectly with man's health, safety or comfort, or with the full use and enjoyment of property.

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.

Ambient Noise Level – The composite 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.

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

Application For Development – The application form(s) and all accompanying documents and exhibits required of an applicant by an approving authority for development review by governmental agency(s).

Aquifer – An underground bed or stratum of earth, gravel or porous stone that contains water.

Archaeological Site – Land or water areas, which show evidence or artifacts of human, plant or animal activity, usually dating from periods of which only vestiges remain.

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.

A-Weighted Decibel (dBA) – A numerical method of rating human judgment of loudness. The sound pressure level in decibels, as measured on a sound meter, uses an A-weighting filter to de-emphasize the very low and very high frequency components of sound in a manner similar to the response of the human ear.

Base Flood Elevation – The highest elevation, expressed in feet above sea level, of the level of floodwaters occurring in the regulatory base flood.

Bicycle Lane (Class I Facility) – A paved route not on a street or roadway and expressly reserved for bicycles traversing an otherwise unpaved area. *(Preceding definition added per GPA2006-25)*

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. *(Preceding definition added per GPA2006-25)*

Bicycle Lane (Class III Facility) – A bicycle route on a facility shared with motorists and identified only by signs, and has no pavement markings or lane stripes. *(Preceding definition added per GPA2006-25)*

Buffer – A strip of land designated to protect one type of land use from another with which it is incompatible. 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.

Capital Improvement Program – 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 seven years in advance and should be updated in conjunction with the jurisdiction's budget process. *(Preceding definition amended per GPA2003-20)*

Clean Air Act – Federal legislation establishing national air quality standards.

Collector – A street for traffic moving between arterial and local streets, generally providing direct access to properties. Collectors usually serve short trips and are intended for collecting trips from local streets and distributing them to the arterial network. *(Preceding definition amended per GPA2006-25)*

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

Compatibility – The characteristics of different uses or activities that permit them to be located near each other in harmony and without conflict. The designation of permitted and conditionally permitted uses in zoning districts is intended to achieve compatibility within the district. Some elements affecting compatibility included: 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 radiation. 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.

Congregate Care Housing – Generally defined as age-segregated housing built specifically for the elderly which 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.

Consistency, Consistent with – Free from significant variation or contradiction. The various diagrams, text, goals, policies and programs in the general plan must be consistent with each other, not contradictory or preferential. California law also requires that a general plan be internally consistent and also requires consistency between a general plan and implementation measures. As a general rule, an action program or project is consistent with the general plan if, considering all its aspects, it will further the objectives and policies of the general plan and not obstruct their attainment. *(Preceding definition added per GPA2006-25)*

Cooperative – A group of dwellings or an apartment building that is jointly owned by the residents, the common ownership including the open space and all other parts of the property. The purchase of stock entitles the buyer to sole occupancy, but not the individual ownership of a specified unit.

Council of Governments (COG) – A regional planning and review authority whose membership includes representation from all communities in the designated region. The Orange County Council of Governments, Southern California Association of Governments (SCAG), the San

Diego Association of Governments (SANDAG) and the San Bernardino Association of Governments (SANBAG) are examples of COGs in Southern California. *(Preceding definition amended per GPA2003-20)*

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

Day-Night Average Level (Ldn) – The average equivalent A-weighted sound level during a 24-hour day, obtained after addition of 10 decibels to sound levels in the night after 10 p.m. and before 7 a.m.

Decibel (dB) – A unit for describing the amplitude of sound, equal to 20 times the logarithm to the base 10 of the ratio of the pressure of the sound measured to the reference pressure, which is 20 micropascals (20 micronewtons per square meter).

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. *(Preceding definition added per GPA2006-25)*

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. *(Preceding definition added per GPA2006-25)*

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 5.0 units per acre.

Developed Jurisdiction – As established by the Orange County Measure M Growth Management Ordinance in 1991, a developed jurisdiction is a jurisdiction that already has public facilities in place to support development of the General Plan Land Use Element, but may require new or improved transportation facilities to implement the local jurisdiction’s circulation element and the regional transportation system. The City of Mission Viejo is designated as a developed jurisdiction. *(Preceding definition added per GPA2003-20)*

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 community of providing services to a new development.

Development Phasing and Monitoring Program – The Development Phasing and Monitoring Program is applied to development entitlements and circulation improvements within a local jurisdiction. The program ensures that infrastructure is added as development proceeds, to maintain a balance between transportation infrastructure and transportation demand; and to

maintain established levels of service standards on impacted roadways through the timely provision of circulation capacity improvements. The program includes a monitoring component to ensure that progress is attained in infrastructure provision. *(Preceding definition added per GPA2003-20)*

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.

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

Dwelling, Multi-family – A building containing two or more dwelling units, generally rented individually for the use of individual families maintaining households; an apartment 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; condominiums and town homes 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.

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.

Easement – A grant of one or more of the property rights by the property owner to and/or for use by the public, a corporation, or another person or entity.

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

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).

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

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

Environmental Impact Assessment – An assessment of a proposed project of activity to determine whether it will have significant environmental effects on the natural and man-made environments.

Environmental Impact Report – A report, as prescribed by the California Environmental Quality Act (CEQA), on the effect of a development proposal and other major actions, which significantly affect the environment.

Essential Facilities – Those facilities whose continued functioning is necessary to maintain public health and safety following a disaster. These facilities include fire and police stations, communications facilities, emergency operation centers, hospitals, administrative buildings, and schools designated as mass care shelters. Also included are key transportation facilities and utility facilities such as water supply, sewage disposal, gas storage facilities and transmission lines, and electric generation stations and transmission lines.

Fault – A fracture in the earth’s crust forming a boundary between rock masses that have shifted.

Fault, Active – A fault that has moved recently and which is likely to move again. For planning purposes, an “active fault” is usually defined as one that shows movement within the last 11,000 years and can be expected to move within the next 100 years.

Fault, Inactive – A fault, which shows no evidence of movement in recent geologic time 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 which, because it is judged to be capable of ground rupture or shaking, poses an unacceptable risk for a proposed structure.

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

Flood Plain – A lowland or relatively flat area adjoining inland or coastal waters that is subject to a one percent or greater chance of flooding in any given year (i.e., 100-year flood).

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

Floodway – The channel of a natural stream or river and portions of the flood plain adjoining the channel, which are reasonably required to carry and discharge the floodwater or flood flow of any natural stream or river.

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 .5:1).

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

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., “Provide a balance of land use types within the City”).

Grade – The degree of rise or descent of a sloping surface.

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

Ground Failure – Mudslide, landslide, liquefaction or the compaction of soils due to seismic-induced ground shaking.

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

Group Quarters – A dwelling that houses unrelated individuals.

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

Growth Management Area (GMAs) – Subregions of Orange County established originally by the Orange County Regional Advisory and Planning Council (RAPC) and currently administered by the Orange County Council of Governments, to promote discussion and coordination between jurisdictions, with the goal of reducing cumulative impacts of development on the regional transportation network. *(Preceding definition amended per GPA2003-20).*

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

Historic Area – A district, zone or site designated by local, state or federal authorities within which buildings, structures and places are of basic and vital importance due to their association with history, or their unique architectural style and scale, or their relationship to a square or park, and therefore should be preserved and/or developed in accord with a fixed plan.

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

Household Income – The total income of all the people living in a household. Households are usually described as very low income, low income, moderate income, and 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 25 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.

Human Services – The programs which are provided by the local, state, or federal government to meet the health, welfare, recreational, cultural, educational, and other special needs of its residents.

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

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 (8-120% of County median); and Upper (over 120% of County median).

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”).

Issue – A problem, constraint, or opportunity requiring community action.

Intersection – Where two or more roads cross at grade.

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

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

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

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

Level of Service – A measure of the ability of a transportation facility to accommodate a moving stream of vehicles. Level of Service (LOS) measurements are graduated, and is measured by Average Daily Traffic (ADT) and by Intersection Capacity Utilization (ICU). There are six levels of service designations ranging from “A” to “F,” each of which characterize the operational conditions within a traffic stream, with LOS “A” representing the best operating condition and LOS “F” the worst, as illustrated below:

ADT Level of Service:

LOS A	Free flow, with no physical restrictions on operating speeds.
LOS B	Stable flow with few restrictions on operating speed.
LOS C	Stable flow, higher volume, increasing restrictions on operating speed.
LOS D	Approaching unstable flow, little freedom to maneuver, conditions intolerable for short periods.
LOS E	Unstable flow, lower operating speeds, momentary stoppages. At LOS “E,” the arriving traffic equals the capacity of the roadway.
LOS F	Forced flow operation at low speeds where the roadway acts as a storage area and there are many stoppages. At LOS “F,” capacity has been exceeded, and arriving traffic will exceed the ability of a given street to accommodate it.

ICU Levels of Service:

LOS	Capacity	Description
LOS A	0 – 0.60	Free Flow: No approach phase is fully utilized by traffic and no vehicle delays waits longer than one red indication.
LOS B	0.61 – 0.70	Stable Operation/Minimal Delays: An occasional approach phase is fully utilized.
LOS C	0.71 – 0.80	Stable Operation/Acceptable Delays: Major approach phases fully utilized.
LOS D	0.81 – 0.90	Approaching Unstable/Tolerable Delays: Drivers may have to wait through more than one red signal indication. Queues may develop but dissipate rapidly, without excessive delays.
LOS E	0.91 – 1.00	Unstable Operation/Significant Delays: Volumes at or near capacity. Vehicles may wait through several signal cycles. Long queues form upstream from intersection.
LOS F	> 1.00	Forced Flow/Excessive Delays: Volumes exceed capacity. Extreme delays, with queues potentially blocking upstream intersections.

(Preceding definition added per GPA2006-25)

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

Local Transportation Authority – Currently designated by the Board of Supervisors to mean the Orange County Transportation Authority. *(Preceding definition added per GPA 92-3).*

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.

Measurable Traffic – The traffic volume resulting in a one percent (1%) increase in the sum of the critical movements at an intersection. *(Preceding definition added per GPA 2003-20).*

Measure M Deficient Intersection List – An existing deficient intersection, not meeting the established level of service standard, where there are no opportunities for making any conventional geometric improvements within a current seven-year capital improvement program. Deficient intersection lists are adopted by the City Council. Deficient intersections include intersections which 1) do not meet the Traffic Level of Service Policy for reasons that are beyond the control of the City (e.g., ramp metering effects, traffic generated outside the City, or state highway designation) and 2) cannot be brought into compliance with the level of service (LOS) standard in the most current seven-Year Capital Improvement Program. Additional intersections may be added by the City to the deficient intersection list only as a result of conditions, which are beyond the control of the City. *(Preceding definition amended per GPA2003-20)*

Median – The dividing area, either paved or landscaped, between opposing lanes of traffic on a roadway. *(Preceding definition added per GPA2006-25)*

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.

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

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

Noise – Any undesired audible sound.

Noise Exposure Contours – Lines drawn about a noise source indicating constant energy levels of noise exposure. CNEL and Ldn are the metrics utilized to describe community noise exposure.

Non-Domestic Water – Water consisting of but not limited to, a combination of treated wastewater and intercepted surface stream flow, supplemented by other waters including potable water.

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.

Overcrowding – As defined by the Census, with greater than 1.01 persons per room, excluding bathrooms, kitchens, hallways, and porches.

Paratransit – Transportation systems such as jitneys, carpooling, vanpooling, taxi service and dial-a-ride arrangements. *(Preceding definition added per GPA2006-25)*

Parcel – A lot or tract of land.

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”).

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.

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

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

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

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

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.

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.

Solar Access – A property owner’s right to have the sunlight shine on his/her land.

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

Special District – A district created by act, petition or vote of the residents for a specific purpose with the power to levy taxes.

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, farm workers and the homeless.

Standard Metropolitan Statistical Area (SMSA) – A county or group of contiguous counties which contains at least one city of 50,000 inhabitants or more, or twin cities of a combined population of at least 50,000.

Stationary Source – A non-mobile emitter of pollution.

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

Survey – The process of precisely ascertaining the area, dimensions and location of a piece of land.

Telecommuting – Working at home or in a location other than the primary place of work and communicating with the workplace and conducting work via wireless or telephone lines, using modems, fax machines, internet or other electronic devices in conjunction with computers.

(Preceding definition added per GPA2006-25)

Transit – The conveyance of persons or goods from one place to another by means of a local public transportation system. Includes urban and suburban rail and bus systems. *(Preceding definition added per GPA2006-25)*

Transit-Dependent – Refers to persons unable to operate automobiles or other motorized vehicles, or those who do not own motorized vehicles. Transit-dependent citizens must rely on transit, paratransit, or owners of private vehicles for transportation. Transit-dependent citizens include the young, the handicapped, the elderly, the poor, and those with prior violations in motor vehicle laws. *(Preceding definition added per GPA2006-25)*

Transit-Oriented Development – Development characterized by a balanced mix of uses, including residential, employment and shopping opportunities, which is designed to maximize access by transit (bus or rail) and non-motorized transportation (bicycling and walking). Transit oriented development is located within walking distance of a major transit stop, and is capable of shifting car trips to transit. Further, transit oriented development is distinguished from transit-adjacent development, through development design that increases accessibility and transportation options. The design of transit oriented development can reduce the length of car trips and reduce household car ownership through land use clustering, land use mix and proximity, and nonmotorized transportation improvements. Such a design allows a greater portion of trips to be made by walking and cycling through an accessibility of land uses within the development that provide places to work, live, shop, learn and relax. *(Preceding definition added per GPA2006-25)*

Transportation Demand Management – 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 riding 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 of carpools, vanpools, buses and trains, walking and biking. TDM can be an element of Transportation Systems Management (see below). *(Preceding definition added per GPA2006-25)*

Transportation Systems Management – A comprehensive strategy developed to address the problems caused by additional development, increasing trips, and a shortfall in transportation capacity. Transportation Systems Management focuses on more efficiently utilizing existing highway and transit systems rather than expanding them. TSM measures are characterized by their low cost and quick implementation timeframe, such as computerized traffic signals, and metered freeway ramps. *(Preceding definition amended per GPA2006-25)*

Trip – A one-way journey that proceeds from an origin to a destination via a single mode of transportation. *(Preceding definition added per GPA2006-25)*

Volume-to-Capacity Ratio – A measure of the operating capacity of a roadway or intersection, in terms of the number of vehicles passing through, divided by the number of vehicles that could theoretically pass then when the roadway or intersection is operating at its designed capacity. Abbreviated as V/C. At a V/C ratio of 1.0, the roadway or intersection is operating at capacity.

If the ratio is less than 1.0, the traffic facility has additional capacity. *(Preceding definition added per GPA2006-25)*

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.

Wetland – An area that is inundated or saturated by surface water or groundwater at a frequency and duration sufficient to support a prevalence of vegetation typically adapted for life in saturated soil conditions, commonly known as hydrophytic vegetation.

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 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.