

# GLOSSARY OF TERMS<sup>1</sup>

## ACRONYMS

<b>ABAG</b>	Association of Bay Area Governments	<b>EBRPD</b>	East Bay Regional Park District
<b>ACFCWCD</b>	Alameda County Flood Control and Water Conservation District	<b>EIR</b>	Environmental Impact Report
<b>ACI</b>	Alameda County Industries	<b>EOC</b>	Emergency Operations Center
<b>ADA</b>	Americans With Disabilities Act	<b>FAA</b>	Federal Aviation Administration
<b>ADP</b>	Airport Development Program	<b>FAR</b>	Floor Area Ratio
<b>ALUC</b>	Airport Land Use Commission	<b>FEMA</b>	Federal Emergency Management Agency
<b>BAAQMD</b>	Bay Area Air Quality Management District	<b>FIRM</b>	Flood Insurance Rate Map
<b>BART</b>	Bay Area Rapid Transit	<b>GIS</b>	Geographic Information System
<b>BCDC</b>	Bay Conservation and Development Commission	<b>GPAC</b>	General Plan Advisory Committee
<b>BZA</b>	Board of Zoning Adjustments	<b>HOA</b>	Homeowners Association
<b>Caltrans</b>	California Department of Transportation	<b>ISO</b>	Insurance Service Office
<b>CC&amp;R</b>	Covenants, Conditions, and Restrictions	<b>LAFCO</b>	Local Agency Formation Commission
<b>CDBG</b>	Community Development Block Grant	<b>LOS</b>	Level of Service
<b>CEQA</b>	California Environmental Quality Act	<b>MIS</b>	Major Investment Study
<b>CHL</b>	California Historic Landmark	<b>MRF</b>	Materials Recovery Facility
<b>CIP</b>	Capital Improvement Program	<b>MTC</b>	Metropolitan Transportation Commission
<b>CMA</b>	Congestion Management Agency	<b>NAACSL</b>	Neighborhood Airport Advisory Committee-San Leandro
<b>CMP</b>	Congestion Management Program	<b>NCP</b>	Noise Compatibility Program
<b>CNEL</b>	Community Noise Equivalent Level	<b>PD</b>	Planned Development
<b>CPHI</b>	California Point of Historic Interest	<b>PG&amp;E</b>	Pacific Gas and Electric
<b>CUPA</b>	Certified Unified Program Agency	<b>R&amp;D</b>	Research and Development
<b>DFSI</b>	Development Fee for Street Improvements	<b>RAC</b>	Redevelopment Advisory Committee
<b>DMMS</b>	Dredge Materials Management Site		
<b>EBMUD</b>	East Bay Municipal Utility District		

<sup>1</sup> The Glossary is not a formally adopted part of the General Plan and is intended for general guidance only.

<b>RTP</b>	Regional Transportation Plan
<b>RWQCB</b>	Regional Water Quality Control Board
<b>SEMS</b>	Standard Emergency Management System
<b>SFO</b>	San Francisco International Airport
<b>SOMAR</b>	South of Marina (Blvd)
<b>SRRE</b>	Source Reduction and Recycling Element
<b>STIP</b>	State Transportation Improvement Program
<b>TAC</b>	Technical Advisory Committee
<b>TDM</b>	Transportation Demand Management
<b>TEA-21</b>	Transportation Efficiency Act for the 21st Century
<b>TLC</b>	Transportation for Livable Communities
<b>UBC</b>	Uniform Building Code
<b>UPRR</b>	Union Pacific Railroad
<b>URM</b>	Unreinforced Masonry (Building)
<b>USD</b>	Unified School District
<b>WPCP</b>	Water Pollution Control Plant
<b>YAC</b>	Youth Advisory Commission
<b>ZEO</b>	Zoning Enforcement Officer

## GENERAL PLAN TERMS

**100-year storm:** A rainfall event of great intensity, which has a probability of one in 100 of occurring in any given year.

**Abate (Abatement):** To put an end to; to reduce in intensity or degree.

**Above moderate income:** Having an income that is 120 percent or greater of the areawide median.

**Action:** A specific step to be taken by the City to implement the policies in the General Plan, such as the adoption of a new ordinance or completion of a capital improvement project.

**Active recreation:** 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.

**Activity center:** An area of a City, usually several blocks large, containing a concentration of retail, office, and civic uses. Activity centers may also contain housing.

**Adaptive re-use:** A process through which an older building, particularly one with historic value, is rehabilitated or adapted to meet current building codes and respond to current market demand for commercial or residential space.

**Addition:** An expansion of the floor area of a structure, usually resulting in a larger building footprint or additional building height and often resulting in additional habitable rooms.

**Adequate:** Sufficient for a specific requirement.

**Adjacent:** Having a common endpoint or border.

**Aesthetic:** Of, relating to, or dealing with beauty or visual appeal.

**Affordable housing:** Housing that can be rented or purchased by a household with very low, low, or moderate income for less than 30 percent of that household's gross monthly income.

**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 people's health, safety or comfort or with the full use and enjoyment of property.

**Airport Safety Zone:** A specific geographic zone beneath the flight approach paths leading to airport runways. Special development regulations apply within this zone, including limits on the types and intensities of land uses, to minimize hazards to persons on the ground in the event of an accident.

**Alameda County Congestion Management Agency:** Agency created by State ballot measure to develop solutions to traffic congestion, including transit, growth management, capital improvements, and trip reduction strategies.

**Alameda Countywide Clean Water Program:** County-run program mandated to achieve compliance with the federal clean water program. Emphasis is on non-point sources of pollution such as stormwater runoff.

**Alluvial:** Fine soils from eroding land forms deposited by streams and other flowing waters.

**Alteration:** Any change to the interior or exterior of a structure, does not necessarily result in larger floor area.

**Alternative energy resource:** Any of a number of energy sources that do not rely on fossil fuels, including sunlight, wind, cogeneration, and biomass.

**Alternative fuel vehicle:** A vehicle powered by something other than a petroleum product such as gasoline or diesel fuel.

**Alternative mode of transportation:** Any mode of transportation other than a personal automobile. Such modes include bicycles, buses, light or heavy rail, walking, shuttles, ferries, vanpools, and shared cars, among others.

**Ambient:** Used to describe measurements of existing or prevailing conditions.

**Americans With Disabilities Act (ADA):** Federal legislation specifying provisions to be made in the design (or redesign) of buildings, parking, and outdoor areas to remove barriers for persons with disabilities and guaranteeing equal opportunity in public accommodations, transportation and government services.

**Ancillary:** Related to, but subservient. Typically used to describe secondary structures on a property, such as sheds or garages.

**Annual budgeting:** The annual City process wherein anticipated expenses for the upcoming year are estimated for each service and function provided. These estimates are based on projected staffing needs, operation and maintenance needs, identified work tasks, and capital expenditures.

**Aquatic:** Growing, living in, or frequenting water.

**Aquifer:** An underground water-bearing layer of permeable rock, sand, or gravel through which water can seep or be held in natural storage.

**Archaeological:** Relating to material remains of past human life or activities. May refer to Native American remains or to the remains of early American or European settlement.

**Area plan:** A plan for a sub-area of a City, such as a neighborhood or business district. May address many of the same issues covered by a General Plan, but at a more localized level.

**Arterial:** Roadway mainly serving through traffic; takes traffic to and from expressways and freeways with limited access to adjacent properties.

**Ashland-Cherryland Business District:** Commercial area in unincorporated Alameda County, located along East 14th/Mission Boulevard between Hayward and San Leandro, and along Lewelling Boulevard east of Hesperian Boulevard.

**Assessment district:** A procedure to pay for capital improvements wherein bonds are sold and obligation for payment is shared by property owners within the district.

**At-grade crossing:** The intersection of two streets, or a street and a railroad or other transportation facility, on the ground surface. Contrasted with a grade-separated crossing, where one of the two routes is elevated or depressed so that they do not directly intersect.

**Attenuation:** The act of lessening the amount, force, magnitude, or value of.

**Auto-oriented:** A form of development that is oriented towards passing auto traffic and presumes people will use cars to travel to and from the site.

**Auto-related service:** Any service oriented to the sale, maintenance, repair, operation, upgrading, or disposal of automobiles or trucks. Examples include gas stations, body shops, tire shops, muffler or brake shops, new and used car dealerships, auto painters and detailers, auto upholsterers, and auto repair shops.

**Aviation hazard:** Any hazard associated with airport activities, especially crash and accident hazards, but also including noise, air pollution, vibration, and other hazards.

**Background traffic:** Traffic with origins and destinations outside the study area, but passing through the study area. For instance, trips starting in Oakland and ending in Hayward.

**Bank stabilization:** Any of a variety of measures to make a streambank more resistant to the forces of erosion.

**Barrier-free transit:** Transit vehicles, stations, and infrastructure which are designed in a manner allowing full access by persons with disabilities.

**Base FAR:** The amount of floor area permitted on a site by right, before the granting of floor area bonuses for amenities.

**Bay mud:** A soil type found along the shoreline of San Francisco Bay characterized by low stability, particularly during earthquakes.

**Bay Trail:** 400-mile trail system being constructed around San Francisco Bay; will eventually encircle the Bay close to the waterfront, with spur trails to parks and nearby urban areas; currently about 50 percent complete.

**Best Available Control Technology:** Any of a number of state-of-the-art methods used to reduce air pollution at the source, such as advanced filtering systems, etc.

**Best Management Practices:** Technologies, operating methods, and other measures that control, prevent, or reduce pollution.

**Big Box Retail:** A large retail store, usually offering bulk-quantity merchandise at discounted prices, often in an industrial or warehouse-type structure.

**Bikeway:** A corridor designated and/or reserved for bicyclists. A Class I facility is an improved off-road bike path that is not part of a roadway. A Class II facility consists of on-street separately striped and signed bike lanes. A Class III facility is a roadway that has been designated as a bike route by signage only. Bicycles move within the traffic or parking lanes.

**Blight:** A condition of a site, structure, or area that may cause nearby buildings and/or areas to decline in attractiveness and/or utility.

**Board of Zoning Adjustments:** A City-Council appointed San Leandro commission consisting of seven members. Considers requests for variances to the zoning code, conditional use permits, and other development applications.

**Bond initiative/bond measure:** A certificate of debt approved by local voters and issued by a government guaranteeing payment of the original investment by a specified future date.

**Brownfield:** A tract of land that has been developed for industrial purposes, polluted, and then abandoned.

**Buffer:** An area separating two distinct land uses that acts to soften or reduce the effects of one land use on another.

**Buffering:** The act of reducing the effects of one land use on another.

**Buildout:** Development of land to its theoretical capacity as permitted under current or proposed planning or zoning designations.

**Bulbout:** The narrowing of the curb-to-curb width of a street at an intersection by expanding the adjacent sidewalk and/or landscaped area.

**Business Development Program:** Any of a number of City-sponsored programs to attract, retain, or assist businesses. Also referred to as economic development program.

**Business district:** Any part of the City where the predominant use is commercial or industrial.

**Business services:** Economic sector comprised of businesses that provide support services to other businesses, such as lithographers, office supply stores, janitorial services, employment agencies, etc.

**Business to business relationship:** A mutually-beneficial transaction between two separate businesses both located within the City.

**Business to business sales tax:** Tax collected on the sale of goods or services from one business to another.

**California Environmental Quality Act:** State law requiring State and local agencies to regulate activities with consideration for environmental protection, and requiring the preparation of an Environmental Impact Report (EIR) if the potential for a significant adverse environmental impact exists.

**Capital Improvement Program:** A program administered by a city or county government which schedules permanent improvements usually for a minimum of five years in the future, to fit the projected fiscal capability of the local jurisdiction.

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

**Center-based child care:** Child care that is delivered from a licensed child care center, rather than from a private home.

**Certified Local Government:** Designation awarded to California cities meeting certain criteria related to the protection of historic buildings, such as the presence of a city commission empowered to advise on alterations to such buildings.

**Certified Unified Program Agency:** Local agency (in this case, City of San Leandro) responsible for six formerly separate state environmental programs related to hazardous materials planning, permitting, and clean-up.

**Charter school:** A public school operated by a group of parents, teachers and/or community members as a semi-autonomous school of choice within a school district, operating under a contract or "charter" contract between the members of the charter school community and the local board of education.

**Citizen participation:** The proactive involvement of residents and businesses in community affairs, including long-range planning.

**City operating procedure:** The day-to-day rules and regulations that govern how services are delivered by the City.



**Class A Office Space:** Office space meeting modern corporate needs, usually in multi-story steel-framed buildings less than 30 years old, containing a high level of business amenities and with convenient transportation access.

**Class I bikeway:** See “Bikeway.”

**Class II bikeway:** See “Bikeway.”

**Class III bikeway:** See “Bikeway.”

**Clean Water Program:** See “Alameda Countywide Clean Water Program.”

**Coastal scrub:** Coastal area plant community characterized by low shrubs and an absence of trees.

**Code enforcement:** Any of a number of programs designed to correct violations of municipal codes and land use requirements, including responding to and investigating public complaints.

**Cogeneration:** The simultaneous production of heat and power in a single thermodynamic process, usually using hot air and steam to produce energy.

**Cohort:** Age group, for instance the “35-44 age cohort.”

**Collector Street:** Roadway that collects and distributes local traffic between arterial streets and local streets. Also provides access to adjacent properties.

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

**Community aesthetic standards/ community standards:** The public’s expectations and/or requirements for the design and maintenance of buildings and landscaping.

**Community center, community shopping center:** A cluster of retail stores and service businesses with a market-radius that encompasses the entire community, rather than a smaller neighborhood or a larger region.

**Community Compliance Program:** San Leandro Police Department program promoting a safe and attractive environment for businesses and residents through the enforcement of City regulations.

**Community design:** The visual qualities of a particular built environment.

**Community Development Block Grant:** Federal grant program which distributes an annual allocation of funds to cities and counties for housing, capital improvements, and civic improvement.

**Community facility(ies):** Facility in which public services for San Leandro residents are provided, including recreational and cultural services, and services for youth and seniors.

**Community garden:** Plot of land, usually publicly or collectively owned, which is used by residents for raising flowers and vegetables.

**Community Noise Equivalent Level (CNEL):** A measurement system developed in the early 1970s to measure community noise exposure around airports, structured to give a higher weighting to evening flights.

**Community park:** A park designed to serve the needs of an entire community, but not the needs of an entire region, usually 5 to 30 acres in size and containing a variety of active and passive recreational facilities.

**Community policing:** Approach to law enforcement which emphasizes proactive outreach to the community, including community-based training and education.

**Community Preservation Ordinance:** San Leandro Ordinance adopted to preserve the quality and appearance of residential, commercial and industrial areas.

**Community service(s):** Any service provided by a public agency to City residents and businesses, such as police, fire, water, sewer, parks, and schools.

**Commuter rail:** Rail transit which generally serves the purpose of transporting residents of suburban communities to central business districts and other major employment centers.

**Compatible, compatibility:** Capable of existing together without significant conflict or ill effects.

**Complaint-based enforcement:** Approach to code enforcement which primarily relies upon calls and reports by residents of violations prior to investigations.

**Comprehensive:** Encompassing a broad range of topics and covering a large geographic area.

**Concurrent:** Provided at the same time as.

**Condition of approval:** Approval of a project, subject to a requirement to fulfill a particular obligation such as mitigating a project impact or including a specific design feature.

**Conditional use permit:** A discretionary permit that allows the use of land or occupancy of a structure for a particular purpose subject to limitations which may be set by the local government.

**Conditionally acceptable/conditionally compatible:** Acceptable subject to certain findings related to public health, safety, and welfare.

**Conservation:** Planned management of a natural resource to prevent exploitation, destruction or neglect.

**Constraint:** Something that restricts, limits, or regulates.

**Contaminated site:** Any parcel of land containing soil or groundwater which has been contaminated by past activities and which requires clean-up before re-use.

**Cordgrass:** Perennial salt water marsh grass with flat broad blades and deep root system.

**Corridor:** Any major transportation route; may also be used to describe land uses along these routes.

**Corridor Mixed Use:** General Plan land use category which encourages ground floor, pedestrian-oriented retail uses and upper floor office and/or residential uses.

**Creek restoration:** Any program or action which improves the environmental health and natural ecological values of a creek.

**Creekside amenity:** Any feature along a creek which enables public access or appreciation of the creek environment.

**Crosswalk countdown:** Traffic device which uses a timed countdown to warn pedestrians of the time remaining before the signal changes.

**Cultural resource:** An aspect of the landscape which embodies the heritage of past human experience and/or cultural identities. Usually refers to historic structures or places.

**Culvert:** A storm drain crossing beneath a street.

**Cumulative:** Increasing or enlarging by successive addition.

**Dam failure:** The structural collapse or failure of a water retention structure, resulting in rapid and potentially catastrophic downstream flooding.

**Davis Corridor:** Parcels fronting Davis Street, between Doolittle Drive and San Leandro Boulevard.

**Day-Night Noise Level, (LDN):** The average noise level during a 24-hour day, obtained after the addition of 10 decibels to levels measured in the night between 10 p.m. and 7 a.m.

**Decibel, dB:** A unit describing the amplitude of sound.

**Defensible space:** A wide range of planning and design strategies that create a sense of ownership of residential space by adjacent residents, thereby reducing crime and vandalism.

**Density:** For residential uses, the number of permanent residential dwelling units per acre of land. For non-residential uses, density is often referred to as development intensity and is expressed through a ratio of floor area to lot size. See also gross density, net density.

**Density bonus:** The allocation of development rights that allow a development to include additional residential units or square footage beyond the maximum otherwise allowed by zoning, usually in exchange for the provision or preservation of an amenity at the same site or another location.

**Design amenity:** An architectural or landscape feature which improves or enhances visual appearance.

**Design guidelines:** Provisions guiding the design of buildings that are not mandatory but may be used by Staff, the City's advisory boards and commissions, and the City Council in evaluating projects.

**Design review:** A process used to administer regulations for the exterior design of structures to ensure that such structures are suitable, harmonious, and in keeping with the general appearance, historic character, and/or style of the surrounding area.

**Development agreement:** A legal agreement between a public agency and a developer stating the requirements for developing a particular site or area.

**Development impact fee:** A fee collected by a public agency to recover the cost of providing services to new development, usually calculated based on the size or value of the project.

**Development review:** The City process for reviewing and approving new buildings, alterations to existing buildings, and subdivisions.

**Development standard:** A legal standard applying to the physical characteristics of a structure, such as its maximum height or its minimum distance from the property line.

**Disclosure notice:** A legal notice issued to the purchaser of property advising them of pre-existing conditions on the property or in its vicinity.

**Distribution facility:** Building from which stored or warehoused merchandise is shipped out to other locations.

**District:** An area of a city or county that is identifiable as different from surrounding areas because of distinct architecture, streets, geographic features, culture, landmarks, activities, or land uses.

**Domestic noise:** Noise produced by activities in and around the home, such as barking dogs, parties, loud stereos, leafblowers, and home repair.

**Downtown:** The civic and commercial center of a City or town. In San Leandro, applies to the area bounded by Hays on the west, Davis Street on the north, Thornton Avenue on the south, and the East 14th corridor on the east. (also referred to as “Downtown core”)

**Downtown Mixed Use:** General Plan land use category which applies to the historic center of San Leandro and encourages pedestrian-oriented infill development with office, retail, and civic uses.

**Downtown Plaza:** Historic public space at the northwest corner of Estudillo and East 14th Street, significantly altered during the 1970s.

**Dredged Materials Management Site:** +/- 100 acre site located east of the Monarch Bay Golf Course used for the disposal of materials dredged from the San Leandro Marina boat basin and shipping channel, and also managed as a seasonal wetland.

**Dwelling unit:** A room or group of rooms, including living, sleeping, eating, cooking, and sanitation facilities, constituting a separate and independent housekeeping unit, occupied or intended for occupancy by one household on a non-transient basis and having not more than one kitchen.

**Easement:** The right to use property owned by another for specific purposes, such as access to another piece of property, conveyance of stormwater, or transmission of electricity or gas.

**Ecological study:** Activities that involve the observation or study of natural ecosystems with minimal disruption to or alteration of the landscape.

**E-commerce:** Business relying primarily on the internet or other electronic media for the delivery of goods and services.

**Economic development:** See “business development.”

**Economic diversity:** A strategy of economic growth which emphasizes business growth in a wide variety of employment sectors rather than in a few predominant sectors.

**Ecosystem:** An interacting system formed by a biotic community and its physical environment.

**Eden Area:** Unincorporated area lying to the south and east of San Leandro, and including San Lorenzo, Ashland, and Cherryland.

**Effluent:** Waste material (as smoke, liquid industrial refuse, or sewage) discharged into the environment.

**Egress:** The ability to enter a site from a roadway and exit a site onto a roadway by motorized vehicle.

**Elderly:** A person who is 65 years of age or older.

**Element:** A component chapter of the General Plan. State law requires each plan to incorporate seven elements (Land Use, Circulation, Housing, Open Space, Conservation, Safety and Noise), although the elements may be organized in any number of ways.

**Emergency Operations Center (EOC):** A centralized location for operations, administration, and service delivery during or following a major emergency such as an earthquake. In San Leandro, the EOC is the Public Works Center on Chapman Road.

**Emergency preparedness:** The act of planning and preparing for a natural or manmade disaster, such as earthquake or fire.

**Emergency vehicle:** Generally refers to fire trucks, but may also refer to ambulances and other police or fire vehicles used to respond to emergencies.

**Emission:** Substances discharged into the air (as by a smokestack or an automobile gasoline engine).

**Employment district:** Relatively large areas of the City dominated by low-rise office, technology, light industrial, and other job-generating land uses but containing relatively few retail and service uses.

**Encroachment:** Advancing beyond proper limits. Used to refer to a particular use or activity intruding gradually upon another, often with detrimental effects.

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

**Energy-efficient mortgage:** Federally recognized program that can be applied to most home mortgages, providing the borrower with special benefits when purchasing a home that is energy efficient, or that can be made efficient through the installation of energy-saving improvements.

**Energy conservation:** Any of a number of measures designed to reduce the amount of energy consumed by a household or business.

**Energy efficiency:** Any measure which reduces heat loss, cooling needs, or energy consumption by alterations to a household or business.

**Energy-star product:** Registered trademark which indicates that a product (such as a home appliance) has been certified as using less energy than comparable products that have not been certified.

**Engineering development standard:** Any standard established and/or enforced by the City Engineering and/or Public Works Department for the development of new infrastructure, including roads, water lines, sewer lines, and drainage facilities.

**Enterprise fund:** A City fund used to cover the cost of delivering a particular service (such as water or sewer delivery), with revenues generated through fees charged for that service based on actual costs.

**Entry monument:** A decorative structure or landscape feature at the entrance to a neighborhood or district, or to the City itself.

**Environmental hazard:** Any hazard to life, personal safety, or property associated with the natural or built environment, including but not limited to earthquakes, landslides, wildfire, floods, hazardous material incidents, and aviation accidents.

**Environmental Impact Report:** A state-mandated document, prepared pursuant to the California Environmental Quality Act (CEQA), that provides decision makers and the public with information about the effects a proposed project is likely to have on the environment, ways these effects may be minimized, and alternatives to the proposed project.

**Environmental Impact Statement:** A federally-mandated document, prepared pursuant to the National Environmental Protection Act (NEPA), that provides decision makers and the public with information about the impacts of a proposed project on the environment, ways these effects may be minimized, and alternatives to the proposed project. Usually required for projects with federal oversight.

**Environmental Review:** Process through which the City of San Leandro, following the procedures of the California Environmental Quality Act (CEQA), evaluates a project for its potential impacts on the environment.

**Environmental Services:** In San Leandro, a Division of the Community Development Department responsible for the administration of various hazardous materials, pollution control, and solid waste management programs.

**Erosion:** The loosening and transport of rock and soil debris by wind, rain, or running water.

**Erosion control device:** Any device used to retain and earth and prevent soil from washing away.

**Erosion Control Ordinance:** A City Ordinance which establishes specific requirements for construction, in order to minimize the transport of silt and sediment from building sites to local storm drains and streams.

**Evacuation route:** A locally-designated route to be used for the evacuation of the civilian population in the event of an emergency.

**Executive housing:** Housing that sells for a considerably higher price than the average home in the City by virtue of amenities, views, floor area, lot characteristics, and other qualities.

**Fair share:** The equitable assignment of regional affordable housing need to the individual local governments within the region.

**Fairmont Ridge:** Prominent open hillside and ridgeline located east of San Leandro's Bay-O-Vista neighborhood and forming a backdrop for many San Leandro neighborhoods. Owned primarily by East Bay Regional Park District.

**Fault trace:** The intersection of a fault with the ground surface; also, the line commonly plotted on geologic maps to represent a fault.

**Feasible:** Capable of being done, executed, or managed successfully considering physical, financial, scheduling and other constraints.

**Federal Insurance Rate Map:** An official map prepared by the Federal Emergency Management Agency to identify the flood hazard level at various locations. Used to determine flood insurance rates.

**Fiber optics:** Thin filaments of glass that transmit light and carry data from one point to another at the speed of light.

**Fire flow:** The amount of water that can be delivered by a water system through one or more hydrants to fight a fire at a specific location (or the ideal amount of water flow firefighters require to extinguish a theoretical fire at a specific location.)

**Fiscal impact study:** A financial analysis which compares the costs for a local government to serve a new development with the revenues that development will generate.

**Flood plain:** The relatively flat area adjoining a river, creek, stream, lake, or bay which may inundated by water following prolonged heavy rain.

**Flood Plain Management Ordinance:** Local ordinance which stipulates construction requirements for properties in the flood plain.

**Focal point:** An area within a community that is a center of activity, an easily recognized landmark, or a gathering place for residents.

**Focus area:** A particular geographic area of the City which has a high potential for positive change during the next 15 years.

**Follow-up plan:** A plan or planning study which is to be prepared after the General Plan is adopted.

**Food waste recycling:** Experimental program to collect organic (leftover food) waste from restaurants and/or homes for composting as a means of diverting such waste from landfills.

**Footprint:** The ground area covered by a structure, generally excluding the area beneath eaves or overhangs.

**Foreign trade zone:** Designated area licensed by the Foreign-Trade Zones (FTZ) Board (under the Secretary of Commerce) at which special Customs procedures may be used. FTZ procedures allow domestic activity involving foreign items to take place as if it were outside U.S. Customs territory.

**Frail elderly:** Generally used to refer to persons over 85 years of age, but may also include persons aged 65-84 with limited mobility.

**Franchise architecture:** Standardized architecture used nationally or globally by a corporation to instantly identify a structure with a particular brand name.

**Freestanding:** Standing alone or on its own foundation free of support or attachment.

**Freeway:** Major roadway with controlled access; devoted exclusively to traffic movement, mainly of a through or regional nature. Local examples include Highways 580 and 880.

**Front yard:** The area between the front of a structure (e.g., the portion facing the street) and the street, including portions of the side yard located in front of the structure.

**Frontage road:** A road which runs immediately parallel to a freeway or arterial street and which is used to provide access to individual properties.

**Garden Residential:** General Plan land use category applied to the Mulford Gardens neighborhood, used to denote the large lot sizes in the area (12,000 SF) and semi-rural character.

**Gated community:** A subdivision or residential area to which with access is controlled by a manned or unmanned gate.

**Gateway:** A point along a roadway at which a motorist or pedestrian gains a sense of having entered the City or a particular part of the City. This impression can be imparted through signs, monuments, landscaping, a change in development character, or a natural feature such as a creek.

**Gateway improvement, gateway monument:** A landscape feature or structure at the entrance to a city (or along a major thoroughfare leading into a city) designed to impart a positive impression of the city to visitors and residents.

**General Commercial:** General Plan land use category used to define a wide range of commercial land uses, primarily those designed for access by auto (rather than pedestrians).

**General Industrial:** General Plan land use category used to define a wide range of industrial uses, some of which may have off-site impacts and which may be inappropriate near residential uses.

**General Plan Advisory Committee:** 59-member committee appointed by the San Leandro City Council to guide development of the General Plan.

**General Plan Amendment:** Formal City process through which the General Plan Map or text is modified by the City Council, either at the request of a property owner, or by the City itself.

**Gentrification:** The influx of middle-class or affluent people into deteriorating areas in a manner that displaces earlier, usually poorer, residents.

**Geographic Information System:** Computer technology in which digitally-recorded map information is analyzed for planning and building applications.

**Geologic report:** Technical study assessing geologic conditions at a particular location and identifying construction requirements to minimize the possibility of future damage.

**Geologically hazardous area:** Any area where soil, topographic and/or subsurface geologic features (including earthquake faults) make construction potentially hazardous.

**Geometric improvement:** The redesign of an intersection to eliminate a safety hazard or improve traffic flow.

**Geotechnical review:** The process by which a proposed development is reviewed for potential geologic hazards, and through which mitigation measures are developed.

**Global positioning system:** Computer technology in which the location of a vehicle may be detected and tracked from a central location.

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

**Grade reconfiguration:** Restructuring the grade levels at a school (e.g., assigning Grade 9 to middle school instead of high school, etc.) to redistribute enrollment and make more efficient use of school facilities.

**Grade-separated crossing:** The intersection of two transportation facilities on two levels, usually separated by a bridge or underpass.

**Grading Ordinance:** Locally adopted ordinance that regulates grading activities and ensures that erosion, aesthetic, and drainage considerations are taken into account.

**Grant:** A subsidy for public funds paid by an organization to a local government in aid of a public undertaking.

**Grassland:** Plant community characterized by open hillsides covered with native and perennial grasses and very few trees and/or shrubs.

**Greening:** The process of beautifying a community through the planting of trees and landscaping.

**Gross density:** The number of housing units per acre of land, including roads, utility easements, and other dedicated rights-of-way.

**Ground failure:** Earthquake-induced loss of soil strength, often leading to structural collapse.

**Groundshaking:** Earthquake-induced shaking of the ground; may cause widespread damage and structural failure. Varies depending on the firmness of the ground and the magnitude of the earthquake.

**Groundwater:** Water under the earth's surface, often used to supply wells and springs.

**Groundwater plume:** An area of contaminated ground water, usually originating beneath a contaminated site and flowing through the aquifer in a linear direction.

**Habitable room:** A room suitable for human occupancy, such as a bedroom, kitchen, bathroom, living room, or dining room, but generally not including an unfinished basement, attic, storage area, or garage.

**Habitat:** The physical location or type of environment, in which a plant or animal lives or occurs.

**Hazard:** A source of danger.

**Hazardous building material:** Refers to lead paint, asbestos, PCBs, fluorescent light tubes, and other materials that were commonly used in construction in the early to mid-1900s but were later discovered to pose potential health hazards.

**Hazardous materials, hazardous substance:** Any substance that, because of its quantity, concentration, or physical characteristics, poses a potential hazard to human health or safety if released into the workplace or environment.

**Hazardous Materials Business Plan:** A mandated Plan describing the location and quantities of hazardous materials at an establishment and provisions for emergency response to a release or threatened release of hazardous material. Must be provided to local Fire Departments.

**Heavy industry:** Industry which has a high propensity for adverse off-site impacts, such as noise, vibration, and smoke, and which frequently requires large sites, expansive areas for storage and operation, and direct rail or water access. Examples would include steel mills and petroleum refineries.

**Heritage neighborhood:** Residential area characterized by a large concentration of older homes which typify the character of a community at a particular point in its history.

**Heritage tree:** A designated tree that is unique and important to the community because of its species, age, size, location, and/or historical significance.

**High-density residential, high-density housing:** Residential areas characterized by multi-family housing of two stories or more. In San Leandro, high density areas generally exceed 18 housing units per acre.

**High quality job:** A job paying a wage or salary that is 25 percent or more above the City median.

**High technology ("high tech"):** Sector of the economy dependent on science and technology innovation and focused on new and improved products and services.

**Historic building/site/structure:** A building/ site/ structure deemed to be historically significant based on its visual quality, design, history, association, context and/or integrity.

**Historic district:** Area within a city or county formally recognized by the local, state, or federal government for its concentration of historic or notable structures.

**Historic landmark:** A recognized site (including significant trees or other plant life located thereon), building, or structure of historic or cultural significance to the City, in which the broad history of the nation, state, or community is exemplified, or which is identified with historic persons or events, or which embodies the distinguishing characteristics of an architectural type.

**Historic preservation:** The preservation of historically significant structures and neighborhoods, often with the intent of restoring or rehabilitating the structures to their former conditions.

**Historic Preservation Action Plan:** Management tool identifying the steps to be taken during a given time period to protect historic resources, and the responsible parties and funding sources.

**Historic Preservation Ordinance:** Regulatory ordinance that identifies the procedure for designating historic resources, and the relevant requirements for their alteration and demolition.

**Historic resource:** Any building or site that is noteworthy for its significance in local, state or national history or culture, its architecture or design, or its works of art, memorabilia, or artifacts.

**Home occupation:** Any occupation of a service character taking place within a dwelling unit which is clearly secondary to the main use of the premises as a dwelling unit, and which does not change the character thereof.

**Hot spot:** A site known with a known history of pollution (usually water quality) problems.

**Household:** All persons occupying a single dwelling unit, including individuals, families, and groups of unrelated individuals.

**Household hazardous waste:** Waste that is generated in the home that is toxic or hazardous to humans and the environment when discarded, including paint, motor oil, batteries, and household cleaning products.

**Household income:** The combined income of all persons living in a household, regardless of their relationship to one another.

**Human scale:** The establishment of appropriate proportions for building mass and features in relation to pedestrian and/or the surrounding context.

**Hush kit:** An FAA-certified noise reduction system applied to jet aircraft engines to reduce the noise generated.

**Illicit discharge:** An illegal discharge to a storm sewer or sanitary sewer, such as the dumping of motor oil in a storm drain.

**Impact fee:** Fee collected by local government (including school districts and other special districts) to recover the cost of providing services to new development.

**Impervious surface:** Surface through which water cannot easily penetrate, such as roof, road, sidewalk, and paved parking lot.

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

**Incentive:** A reward or bonus offered by the City to encourage the private sector to take an action that would be less likely otherwise.

**Incident Command System:** A standardized approach to managing emergency response which enables state and local emergency response agencies to utilize common terminology, organization, personnel accountability, command, and action plans.

**Incompatible use:** A use that creates a conflict or nuisance for an adjoining property.

**Incubator:** Enterprise that is set up to provide office space, equipment, and sometimes mentoring assistance and capital to new businesses that are just getting started.

**Infill:** Development of individual small vacant lots or leftover vacant properties within areas that are already developed.

**Infiltration, infiltration/inflow:** The process through which water travels from the ground surface through soil to the aquifer.

**Information technology:** Term that encompasses all forms of technology used to create, store, exchange, and use information in all of its various forms (such as business data, voice conversations, still images, motion pictures, multimedia).

**Infrastructure:** Public facilities, such as sewage disposal and water supply systems.

**Ingress:** An entrance access or point of access.

**Injection well:** A well used to dispose of liquids or replenish groundwater through injection into the ground.

**In-lieu fee:** Fee collected from new development to cover the cost of providing or improving a facility off-site, because the small size of the development or its physical characteristics make it infeasible to provide the facility on-site.

**Insurance Service Office rating:** Rating assigned to local fire departments by the insurance industry indicating level of risk, based on a variety of factors such as response time and water pressure.

**Intelligent transportation system:** Any project that (in whole or in part) involves the application of electronics, communications, or information processing used singly or in combination to improve the efficiency or safety of a surface transportation system.

**Intensification:** The act of making more intense, by increasing the building floor area, number of dwellings, or level of activity taking place on a site or in an area.

**Intensity:** A measure of the level of activity on a property, expressed in number of units per acre (density) for residential uses and floor area ratio for non-residential uses.

**Interface:** The place at which two independent and often unrelated systems meet with each other.

**Intergovernmental coordination:** Any communication or action between two or more public agencies to achieve common goals and mutual benefits.

**Intermodal connection:** Location where two different modes of transportation, such as buses and trains, or buses and ferries, intersect.

**Internally consistent:** A requirement that all provisions of a document support one another and do not conflict with or contradict one another.

**Jobs-housing balance:** A measure of the number of jobs in a community as compared to the number of employed residents or households.

**Joint use agreement:** Agreement between two government jurisdictions regarding the shared use of facilities.

**Kanaka Row:** Local term used to describe the homes along Orchard Avenue developed around 1900 and originally occupied by immigrants from the Sandwich Islands.

**Land use change:** A shift in the use of a property from one broad category (such as commercial) to another (such as residential).

**Land use conflict:** A problem or nuisance resulting from an activity that produces off-site impacts such as noise, smoke, or odors impacting a more sensitive use (such as a school or residential area) nearby.

**Land Use Diagram:** Map in the General Plan depicting the general patterns of land uses in the City. Provides the basis for the City's zoning map.

**Land Use Element:** A compilation of goals, policies, maps and actions to guide the future development and redevelopment of public and private property.

**Land Use Master Plan:** Term used by East Bay Regional Park District to describe the long range planning document for each park.

**Landscape and lighting assessment district:** Special taxing district created by voters to fund landscaping and lighting improvements throughout a City or in specific geographic area.

**Landslide:** The rapid downslope movement of rock, soil and debris; usually induced by heavy rain or seismic activity.

**Large family day care facility:** In-home day care facility with 8 to 14 children, including those children who reside in the home.

**Level of service standard:** A scale that measures the amount of traffic that a roadway or intersection can accommodate, based on such factors as maneuverability, driver dissatisfaction, and delay.

**Light Industrial:** Any of a variety of manufacturing, assembly, wholesale, distribution, storage, or similar employment activities with minimal off-site impacts.

**Liquefaction:** The transformation of water-saturated granular materials (such as sand or silt) from a solid into a liquid state; may occur during major earthquakes.

**Live-work:** A development type designed so that persons may live and work in the same space, often in former commercial or industrial buildings renovated for habitation.

**Local Agency Formation Commission:** A regulatory agency with county-wide jurisdiction, established by state law (Cortese-Knox Act) to discourage urban sprawl and encourage orderly and efficient provision of services, such as water, sewer, fire protection, etc.

**Local register:** Locally-compiled list of historic sites, buildings, structures, or landscape features.

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

**Local-serving:** Economic activities with a primarily local market, such as retail stores and personal services; contrasted to "basic" economic activities such as manufacturing and wholesale trade.

**Long-range, long-term:** Generally a period of five years or longer.

**Low Density Residential:** Housing development primarily consisting of single family detached homes, generally on lots of 5,000 square feet or more.

**Low income:** Household income that is less than 80 percent of the area median. Low income thresholds vary depending on the number of persons in the household.

**Low-flow plumbing:** Plumbing fixtures, such as sinks, toilets, and showers, that are designed to operate with a lower flow rate than conventional fixtures.

**Low-Medium Density Residential:** Housing development generally consisting of single family detached homes on small (less than 5,000 square feet) lots, including patio homes, zero-lot line homes, and “courtyard” style homes.

**Low-rise:** Three stories or less.

**Main Street Program:** National Trust for Historic Preservation financial and technical assistance program designed to improve traditional downtown business districts by rehabilitating older buildings and promoting economic revitalization.

**Man-made hazard:** Any health or safety hazard caused by human activity, such as soil and groundwater contamination, toxic spills, aircraft accidents, and noise.

**Marginal use:** Commercial or industrial use with minimal economic value, generally characterized by land values that are greater than the value of property improvements.

**Marina area:** Areas lying in the general vicinity of the San Leandro Marina.

**Market-rate housing:** Housing that is offered for rent or sale at fair market value without any consideration of standards for determining affordability.

**Master Plan of City Streets:** Locally adopted plan which identifies the locations of all existing and planned streets in the City and sets forth their design and engineering standards.

**Mean:** The number obtained by dividing the sum of a set of quantities by the number of quantities in that set, e.g. the average.

**Median:** 1) The paved or landscaped area on a major roadway that separates traffic moving in opposing directions. 2) The point at which one half of a set is greater and one half is less, such as median income or median rent.

**Medium Density Residential:** Housing constructed at densities from about 12 to 18 units per acre, including townhomes.

**Metropolitan Transportation Commission (MTC):**

The regional transportation agency for the Bay Area, responsible for long-range transportation and mass transit planning, road funding, traffic and transportation models, and traffic projections.

**Mid-Washington Business District:** Commercial area extending along Washington Avenue between San Leandro Boulevard and Halcyon-Floresta.

**Mills Act:** State law allowing cities to enter into agreements with the owners of historic structures, requiring a reduction of property taxes in exchange for the continued preservation of the property.

**Minimum density:** Land use regulations that allow development only if the proposed density will be greater than a specific number of units per acre.

**Minimum intensity:** Land use regulations that allow development only if the proposed floor area will be greater than a set minimum (to discourage the use of key sites with large parking areas or underused space.)

**Mini-park:** A small park, less than one acre in size and generally containing a children’s play area.

**Minor alteration:** A small change to the façade of a house which has minimal impact on its overall appearance or form.

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

**Mixed use:** A development type in which various uses, such as office, retail, and residential, are combined in a single building or on a single property.

**Mobile home park:** a parcel of land which is planned and improved for the placement of two or more mobile homes which are to be used as dwellings.

**Mobility:** The ability to move from one place to another, or to transport goods from one place to another.

**Mode:** A means of transportation, such as walking, auto, transit, bike, etc.

**Moderate income:** Household earning between 81 and 120 percent of the area or county median income.

**Mudflat:** Area of fine sediment and clay covered by water at high tide and exposed at low tide.

**Mutual Aid Agreement:** An agreement between two or more jurisdictions for the joint provision of services, such as fire and police protection, medical and health assistance, and communications, intended to provide adequate resources and other support to jurisdictions whenever their own resources prove to be inadequate to cope with a given situation.

**Mutual response agreement:** See “mutual aid agreement.”

**National Pollution Discharge Elimination System:** Federal permitting program to eliminate water pollution by regulating the amount and concentration of pollutants a holder is authorized to discharge, and by setting schedules for compliance and requirements for testing and monthly/quarterly reporting.

**Nearshore waters:** The portions of San Francisco Bay within about a half-mile of the shoreline.

**Neighborhood:** A part of the City defined by distinct characteristics and boundaries and considered as familiar territory by its residents.

**Neighborhood Center:** A small retail center with a primary trade area limited to the immediately surrounding area; often anchored by a grocery or drug store and containing other tenants providing local services like dry cleaning and video rental.

**Neighborhood Commercial:** Retail, office, and service uses designed to serve the immediately surrounding area, usually limited to homes within about a one-mile radius.

**Neighborhood conservation district:** A geographic area designated by a City to recognize the particular design and architectural qualities of that area and encourage their protection and maintenance for the benefit of the entire city.

**Neighborhood enhancement program:** Any program which beautifies or otherwise improves the appearance of a neighborhood, for instance, through street tree planting, landscaping, or undergrounding of utilities.

**Neighborhood identity:** The features that distinguish a neighborhood as a unique place within a City and create a sense of belonging for its residents.

**Neighborhood Park:** Park of roughly two to 10 acres in size, intended to meet the recreational needs of people living within a one-half mile radius.

**Neighborhood shopping center:** See “neighborhood center.”

**Neighborhood traffic management:** See “traffic calming.”

**Neighborhood-serving retail:** Retail stores which serve the needs of the immediately surrounding area.

**Net Density:** The number of housing units per acre of land, excluding roads, natural watercourses and drainage easements, and other dedicated rights of way.

**New economy:** Business sector based on communications technology, information exchange, global marketing, and an emphasis on innovation and adaptation to rapid change.

**Nexus:** A connected group or series.

**Noise:** A sound of any kind, especially one that is loud, unwanted, or disagreeable.

**Noise Compatibility:** The relationship between land uses and ambient noise levels; residential uses are considered to be less compatible with high noise environments than industrial uses.

**Noise compatibility guideline:** System used by the City to determine the types of land uses that are appropriate at a particular location based on the level of noise at that location.

**Noise Compatibility Program:** Airport-initiated program to reduce the effects of aviation noise on the community.

**Noise conflict:** Any problem resulting from noise.

**Noise contour:** A mapped line indicating a common level of noise along that line.

**Noise Impact Boundary:** Federally defined area encompassing those properties deemed to be affected by airport noise to the degree where mitigation is required.

**Noise-impacted neighborhood:** FAA term used to describe residential areas where mitigation of airport noise may be required by an adjacent airport, generally including areas where the ambient noise level exceeds 65 dB.

**Noise-sensitive use:** Property normally used for sleeping (e.g., homes), or normally used as schools, churches, hospitals or public libraries.

**Non-attainment area:** An area that does not meet EPA standards for air quality.

**Non-conforming Use:** A use that was valid when brought into existence but by subsequent regulation becomes no longer valid.

**Non-point Source:** Sources of air or water pollution that enter the environment from dispersed sources, such as stormwater runoff from streets and parking areas, rather than from a single point, such as an industrial facility discharge pipe.

**Non-profit:** Not conducted or maintained for the purpose of making a profit.

**Non-renewable resource:** an energy resource that is not replaced or is replaced only very slowly by natural processes. Primary examples of non-renewable energy resources are fossil fuels such as oil, natural gas, and coal.

**Non-tandem:** refers to a parking configuration in which cars are parked side by side and not with one car in front of (and potentially blocking movement by) the other.

**North Area:** Portion of San Leandro lying north of San Leandro Creek between San Leandro Boulevard and MacArthur Boulevard.

**Nuisance:** Interference with a person's interest in the use and enjoyment of his or her land, or with the common right of the general public to enjoy the safety, peace, and comfort of the community.

**Obsolete use:** A use which no longer serves a useful economic function, particularly with regard to the uses around it.

**Office:** A building where professional, administrative, and/or clerical services are carried out.

**Office/flex:** A building designed to be easily adapted for occupancy either as office space or for warehouse/light manufacturing.

**Off-site impact:** An activity on a property that may affect adjacent properties or public facilities.

**Off-street Parking:** Parking that is provided outside the right-of-way of a public street, typically in a surface parking lot or parking structure.

**One-stop permitting:** Streamlined approach to permitting in which applicant may obtain all necessary planning and building permits at one location and at one time.

**Open Space:** Any parcel of land which is essentially unimproved, farmed, or devoted to a public recreational use.

**Ordinance:** A regulation that is formally adopted by the City Council.

**Oro Loma:** Special district providing sewer and solid waste collection services to the southern one-third of San Leandro and adjacent areas in unincorporated Alameda County.

**Overbank flooding:** Flooding that occurs when the volume of water in a stream, creek, or channel exceeds capacity and flows over the banks onto adjacent properties.

**Overflight:** Passing of an aircraft over a particular area.

**Overlay Zone:** A zoning designation that modifies the basic underlying designation in some specific manner.

**Ozone:** Gas that forms in the atmosphere, created by a chemical reaction between oxides of nitrogen (NO<sub>x</sub>), and volatile organic compounds (VOC) in the presence of sunlight.

**Paratransit:** Transit that does not operate on a fixed route or time schedule but instead on door-to-door service requests from specific customers. It is primarily used to serve transit-dependent populations such as the elderly and handicapped.

**Park, parkland:** Tract of land set aside for public use, aesthetic enjoyment, recreation, or the conservation of natural resources.

**Park dedication requirement:** City requirement for the dedication of parkland in new development, based on the expected population of that development. In San Leandro, the requirement is based on 4.86 acres of land per 1,000 residents.

**Park impact fee:** Fee collected to offset the impact of new development on the demand for parkland. A per housing unit fee is charged, with revenues used to acquire and/or improve parkland.

**Parks Needs Assessment:** 1998 document prepared for San Leandro assessing the need for improvements and repair in each City park, and the general recreational needs of the community.

**Particulate matter:** Small solid particles and liquid droplets found in the air, posing a potential health concern because they can be inhaled into the respiratory system. Sources include crushing or grinding operations, fires, and road dust.

**Passive Recreation:** Type of recreation or activity that does not require the use of organized play areas.

**Peak demand:** Maximum level of demand for a given service (such as sewer flow, water flow, or traffic) over a fixed period of time.

**Peak hour:** For any given traffic facility, the daily 60-minute period during which traffic volumes are highest.

**Pedestrian amenity:** Any improvement developed to improve pedestrian safety and comfort, and create a more intimate street environment.

**Pedestrian facility:** A sidewalk, crosswalk, bridge, trail or other improvement specifically developed for pedestrian movement.

**Pedestrian-friendly, Pedestrian-oriented:** Form of development that makes the street environment inviting for pedestrians; characterized by special sidewalk pavement, buildings of varied architectural styles, street-facing window displays, an absence of front yard parking, benches or other amenities, residential porches, low fences, lighting and other amenities.

**Performance Standards:** Zoning regulations that allow uses based on standards of operation rather than on the particular type of use; may be established to limit noise, air pollution, emissions, odor, glare, vibration, dust, dirt, heat, fire hazards, waste, traffic generation, and visual impact.

**Permanent open space:** Land that will never be developed, either because it is in public ownership and dedicated as parkland, or because it contains important natural or scenic qualities and is regulated through local zoning laws.

**Persons per household:** An average measure calculated by dividing the total number of persons living in a community (excluding those in group quarters such as dormitories and nursing homes) by the number of households in that community.

**Planning area:** The area covered by the General Plan, including the City and adjacent unincorporated areas that may have a bearing on the City's future.

**Planning Commission:** A City Council-appointed commission consisting of seven members that reviews General Plan and Zoning amendments, planned developments, and related planning issues.

**Planter strip:** Strip of land located between the sidewalk and the edge of the curb.

**Plaza:** A broad open area in an urban setting, typically consisting of textured pavement, landscaping, and sculpture, that is open to pedestrians but not to automobiles.

**Pocket park:** Very small landscaped area or plaza in an urban area, providing visual relief, passive recreation (sunbathing, reading, dining, etc.), nature enjoyment, or a public gathering space.

**Point source:** Sources of air or water pollution that enter the environment at a single point such as a smokestack or drain pipe rather than in a dispersed manner.

**Policy:** A specific statement of principle or of guiding actions that implies clear commitment. A general direction that a governmental agency follows.

**Post-disaster response:** Measures taken by local government immediately following a major disaster, such as an earthquake.

**Post-war:** After 1945.

**Preservation:** To keep, restore, or maintain intact some feature of the natural or built environment.

**Pre-treatment:** On-site treatment of industrial wastewater (for removal of potentially toxic chemicals) prior to its release into the public sewerage system.

**Pre-war:** Before 1940.

**Prime habitat:** The combination of ecological features (plant life, soil, hydrology, climate, topography, etc.) that provide an optimal setting to sustain a particular plant or animal species.

**Priority:** A rating that establishes the order of importance or urgency of a particular action.

**Private recreational facility:** Privately-owned and operated business for leisure or sports activities, such as a golf driving range, bowling alley, or video arcade.

**Pro-active enforcement:** Enforcement of City codes based on a systematic strategy of inspections rather than responses to local complaints.

**Program development:** New programs or initiatives undertaken by the City to respond to a need that has been identified in the community.

**Project Impact:** Program sponsored by the Federal Emergency Management Agency that aims to reduce the life and property cost of disasters by assessing vulnerability to natural hazards and implementing actions that protect families, businesses and communities.

**Public amenity:** Any feature in a new development that is included for the benefit of the general public and not only the persons who live or work in that development.

**Public art:** Sculpture, painting, murals and other forms of artwork that are placed in public spaces or in public view to enrich and add visual interest to the built environment.

**Public education and outreach:** Any of a broad number of measures used to engage the public in local affairs and inform the public about matters of local importance.

**Public transit:** Publicly-owned and operated system for the transportation of persons from one location to another, usually along a fixed route. Includes buses, ferries, trains, etc.

**Public/Institutional:** Land use category which includes schools, fire stations, government buildings, and other properties owned by public agencies, along with hospitals and other facilities serving a public benefit.

**Public/Private partnership:** A merging of public and private resources to achieve an end result or product that would be difficult to achieve through public or private activity alone.

**Quiet hours:** Fixed time period (such as 10 PM to 6 AM) during which activities generating loud noise (such as the operation of construction equipment) are prohibited.

**Rare species:** An animal species that is very limited or widely scattered within a given geographic area.

**Real property transfer tax:** Locally imposed tax on the sale of a home, the amount of which is determined by the sales price of the home.

**Recent past:** Generally applying to the last 50 years.

**Reclamation:** The act of reclaiming or recreating a natural feature, restoring productivity, or creating a useable product from refuse or waste products.

**Recycled water:** Water that is reclaimed from treated sewage effluent.

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

**Redevelopment project area:** Geographic area designated by a local government to improve streets and utilities, eliminate blight and incompatible uses, assemble land, and create sites for new development using a variety of financing mechanisms.

**Regional center:** A commercial activity center, possibly including housing, of citywide and regional significance.

**Regional commercial, regional shopping center:** Shopping center or retail use drawing customers from throughout the region, such as Bayfair Mall.

**Regulatory tool:** Any legal measure, such as an ordinance or law, used to achieve a desired goal.

**Rehabilitation:** The preservation and/or improvement of substandard housing or commercial buildings.

**Residential:** Land designated in the General Plan and Zoning Ordinance for buildings consisting only of dwelling units. May be improved, vacant, or unimproved.

**Residential arterial:** Major roadway serving through-traffic and taking traffic to and from expressways and freeways; but also functioning as a residential street with access to individual homes.

**Residential collector:** Roadway carrying a moderate volume of traffic from local streets to arterials via residential areas. Typically has housing fronting directly on the street, with driveway curb cuts.

**Residential neighborhood:** Areas of the City characterized by housing, parks, and schools, with boundaries generally based on historic patterns of land subdivision.

**Resource Conservation:** Areas that are set aside as open space for the preservation of natural resources, such as wetlands or forests.

**Retail:** Any building or activity in which commodities are sold directly to consumers.

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

**Revenue-generating concession:** Activity occurring in a City park that generates revenue, such as a restaurant or driving range.

**Revitalization:** To impart new life into, or change in a positive way.

**Rhyolite:** An acidic volcanic rock that is the lava form of granite, found in the East Bay Hills and quarried for use in construction (as road base, etc.).

**Right-of-way:** A strip of land occupied or intended to be occupied by certain transportation and public use facilities, such as roadways, railroads, and utility lines.

**Riparian, riparian woodlands:** Plant community occurring in ribbon-like bands along streams and characterized by tall deciduous trees and abundant animal life.

**Rip-rap:** Large rocks and boulders used to reinforce and protect shoreline areas.

**Roadway capacity:** The maximum number of vehicles that can move through an intersection or along a given road segment during a given period of time.

**Rolling blackout:** Temporary loss of electric power resulting when a utility terminates service to a group of customers to avoid the overloading of the electric grid.

**Ruderal:** Plant community characterized by weeds and other invasive plants, in areas where the natural vegetation has removed by human activity. Examples include roadsides and vacant lots.

**Safety:** Freedom from danger, risk, or injury.

**Safety zone:** See “Airport Safety Zone.”

**Salt marsh:** A tidal wetland where fresh water mixes with salt water, characterized by a muddy bottom, cordgrass, and an abundance of bird life.

**San Leandro Boulevard Corridor:** Properties fronting on San Leandro Boulevard from Broadmoor Boulevard south to Washington Avenue.

**Sanitary sewer:** Pipeline for transporting wastewater from individual properties to a centralized treatment facility.

**Scale:** The relative proportion of different elements of the built environment to one another.

**Scenic route:** A highway, road, drive or street which, in addition to its transportation function, provides opportunities for enjoyment of natural and man-made scenic resources where aesthetic values are protected and enhanced.

**School/City Liaison Committee:** San Leandro committee comprised of City Council members and School Board members, formed to address issues of mutual importance, including the use of school properties for general public recreation.

**Screening:** To mask from view, for instance, with a fence or hedge.

**Second unit/secondary unit:** A self-contained living unit, either attached to or detached from, and in addition to, the primary residential unit on a single lot. Also called “in-law” unit or “granny flat”.

**Semi-public agency:** Private or non-profit agency providing a public benefit commodity such as electricity or health care.

**Sensitive natural area:** Any area with natural resources that are easily disturbed by human activity.

**Sensitive receptor, sensitive use:** An activity that is susceptible to adverse impacts from other activities occurring nearby.

**Service business, service use:** A business in which work is performed for the benefit of another, for instance, a travel agency or an insurance brokerage.

**Settlement Agreement:** Binding agreement reached between the City of San Leandro and the Port of Oakland regarding the mitigation of airport noise.

**Shall:** That which is obligatory or necessary.

**Shared parking:** Parking facility which serves multiple uses. These uses typically have different peak demand times, such as a movie theater and an office building.

**Shear wall:** Vertical elements-typically wood-frame studs covered with plywood-that enable a structure to resist the horizontal forces experienced during an earthquake.

**Should:** A directive to be honored in the absence of countervailing considerations.

**Shopping center:** A group of stores of shops, typically sharing common walls, parking areas, and access points.

**Side yard:** Area between a structure and the side property lines of a parcel.

**Signage:** General term referring to public and private signs and their design attributes.

**Signal interconnect, signal timing:** The computerized linking of signalized intersections along a thoroughfare to enable more rapid movement by vehicles.

**Signal pre-empt program:** Computerized traffic light control system in which a signal is held in “green” phase to enable a bus to pass through, thereby minimizing delays.

**Significant adverse impact:** A substantial detrimental effect on the environment as determined by the application of the California Environmental Quality Act; may include impacts on air, water, or land resources, among others.

**Siltation:** To become obstructed with silt.

**Single family detached:** A dwelling unit intended for occupancy by one family that is structurally independent from any other dwelling unit.

**Site Development Subcommittee:** City committee made up of Planning Commissioners and Board of Zoning Adjustment members and responsible for holding public hearings for the review of proposed site plans.

**Site plan review:** Process through which the plans for the development of individual sites with office buildings, apartments, retail shops, and other types of structures are reviewed and approved by the City.

**Small lot single family:** Single family homes on lots less than 5,000 square feet. Usually characterized by narrow (or zero) setbacks, smaller homes, and greater lot coverage than conventional development.

**Smart bus:** Bus using state-of-the-art technology in propulsion, electronics, and data systems to provide faster and more efficient service to riders.

**Smart growth:** Approach to urban development in which natural resources are conserved, and growth is channeled into existing communities and neighborhoods where the infrastructure is already in place to support it.

**Social equity:** Being fair and impartial to fellow residents who have suffered in the past as a result of being a particular race, sex, religion, nationality, or class.

**Soft-story building:** Multi-story buildings with an open ground floor level for tuck-under parking. Such buildings are often vulnerable to collapse in an earthquake due to the lack of structural reinforcement on the ground (parking) level.

**Solar access:** The ability of a building to receive unobstructed incoming sunlight.

**Sound wall:** A solid linear structural barrier, usually along a road or railroad, used to absorb noise or reduce the amount of noise entering the adjacent area.

**Source Reduction and Recycling Element:** Locally adopted plan required by the State that describes how the jurisdiction will reduce its solid waste disposal by 25 percent by 1995 and 50 percent by 2000; prepared in accordance with regulations established by the California Integrated Waste Management Board.

**South-Of-Marina (SOMAR):** Business district in San Leandro bounded by Marina Boulevard on the north, I-880 on the west, the Union Pacific Railroad tracks on the east, and the Floresta neighborhood on the south. (see the General Plan for a map)

**Special needs group:** A subset of the population requiring assistance in the provision of housing or transportation, such as the elderly or disabled.

**Special status species:** Any plant or animal species identified by the State or federal governments as rare, endangered, or threatened; such species require protection, and conservation due to their rarity, scarcity, or danger of extinction.

**Special Studies Zone:** State-designated area along active earthquake faults where special geotechnical studies are required prior to development.

**Special use park:** City or regional park developed to accommodate one specific activity (such as a tennis stadium or swimming pool) or to provide a particular aesthetic function (such as a public rose garden) rather than general recreational use.

**Species of Special Concern:** See “Special status species.”

**Specific plan:** A legal tool for detailed design and implementation of a defined portion of the area covered by the General Plan.

**Speed hump:** Rounded raised areas of pavement typically 12 to 14 feet in length, often placed in a series and typically spaced 300 to 600 feet apart.

**Speed platform:** Long raised speed humps with a flat section in the middle and ramps on the ends; sometimes constructed with brick or other textured materials on the flat section, typically placed in intersections to slow traffic.

**Sphere of Influence:** A boundary established by the Local Agency Formation Commission (LAFCO) that encompasses all land in the City limits plus land in the unincorporated area that could ultimately become part of the City through annexation.

**Spur trail:** Trail leading from the San Francisco Bay Trail or Ridge Trail into adjacent neighborhoods.

**Standard Emergency Management System:** System required by the California Government Code for managing response to multi-agency and multijurisdiction emergencies.

**Start-up:** A business that is just starting that has potential to grow; most often used to describe technology firms.

**Stationary noise source:** Fixed location from which noise emanates, such as a factory or car wash.

**Steep slope:** A slope where the natural grade exceeds 30 percent.

**Stewardship:** Care of the land and natural environment by persons in a community.

**Storm drain:** A device used to capture stormwater runoff, usually from streets or other non-permeable surfaces, and transport it via pipes to ditches, creeks, channels, and other drainage systems.

**Stormwater:** Runoff originating from rain.

**Stormwater detention pond:** A man-made basin created for the purpose of retaining and then gradually releasing storm water so as not to exceed the capacity of local creeks, channels, and storm drains during rainstorms.

**Stormwater Ordinance:** Locally adopted regulations guiding the control of urban runoff to prevent water pollution and flooding.

**Stormwater Pollution Prevention Plan:** Federally required document demonstrating how clean water standards will be maintained when a new development is constructed.

**Street furniture:** Those features associated with a street that are intended to enhance the street's physical character and be used by pedestrians, such as benches, trash receptacles, kiosks, lights, and newspaper racks.

**Street trees:** Trees planted in medians or along sidewalks in the public right-of-way or in private front yards that are intended to enhance the visual quality of a street, provide shade, absorb pollutants and noise, and provide habitat for urban wildlife.

**Streetscape:** The landscape, infrastructure, and building elements that characterize a particular street or public space.

**Streetscape enhancement, streetscape**

**improvement:** Any measure which makes a street or the adjacent sidewalk area more attractive.

**Strip commercial:** Development pattern characterized by a linear strip of retail and service uses along a major thoroughfare, usually with parking for each establishment located in between the buildings and the travel lanes.

**Strip shopping center:** A series of adjoining retail stores oriented in a linear pattern parallel to a major thoroughfare and separated from that thoroughfare by a parking lot.

**Structure:** Something constructed, especially a building or a part of a building, but also including fences, trellises, gazebos, and similar standing features.

**Structure Diagram:** Map which depicts the organization of residential, commercial, industrial, and open space uses in the City in the most general terms.

**Subdivision Ordinance:** City ordinance establishing the requirements for the division of land into two or more parcels, including standards for the improvement of roads and infrastructure.

**Sub-element:** A major subject area of a general plan element.

**Suspended particulate matter:** See "particulate matter."

**Sustainability/sustainable:** A philosophy of managing development that merges economic, social, and environmental considerations.

**Sustainable manufacturing:** Manufacturing methods that provide environmental as well as economic benefits and promote the responsible use of natural resources.

**Tax credit:** An amount deducted from net income for persons meeting certain criteria.

**Tax relief:** A reduction in taxes.

**Teardown:** The replacement of a small home, often in good condition, with a new and much larger home on the same site.

**Technology incubator:** See "incubator."

**Technology sector/firms:** See high technology.

**Telecommunications:** The devices and techniques used to transfer information over long distances; the business sector focused on the electronic transfer of information.

**Texture:** The visual image and level of visual detail and complexity created by a set of structures.

**Threatened species:** A native species that, although not presently in danger of extinction, is likely to become endangered in the foreseeable future in the absence of special protection and management efforts.

**Through-lot:** Subdivision parcel in which both the front and rear yards have frontage on a public street.

**Tidal flooding:** Flooding of a shoreline area caused by high tides or sea waves.

**Tier 2 highway:** An arterial or collector street in an urban area operated by Caltrans.

**Tiered fee:** A fee based on a per unit cost that varies with the quantity of a commodity consumed.

**Tilt-up:** Type of construction in which prefabricated concrete panels are cast horizontally on a slab and then "tilted up" onto a foundation to form exterior walls.

**Title 24:** Regulations adopted in 1977 by the California Energy Commission containing prescriptive standards for wall, ceiling, and floor insulation, vapor barriers, climate control, and water heating equipment, and also addressing requirements for access by disabled persons.

**Toxic air contaminant:** One of approximately 800 chemical compounds that may increase a person's risk of developing cancer and have other serious health effects when airborne.

**Traditional development pattern:** Pattern of development common in the United States prior to the widespread use of the automobile, consisting of a grid street pattern, narrow streets, and a "village" atmosphere.

**Traffic calming:** Refers to measures that make permanent, physical changes to streets to slow traffic and/or reduce volumes; also can include education and enforcement measures to promote changes in driver behavior. Typical measures include speed humps, roundabouts, and through-traffic barriers.

**Traffic model:** Computer software developed to test the impacts of different levels of development on traffic volumes and congestion.

**Traffic monitoring:** Ongoing measurement of the traffic volumes and flows along a given roadway segment.

**Transit amenity:** Any improvement which makes transit a more appealing option to users, such as bus shelters.

**Transit village:** The clustering of uses around a transit station in a way that reduces auto dependency, encourages transit use, and creates new opportunities for housing, shops, and offices.

**Transit voucher:** A pass or reimbursement provided to an employee to cover the cost for taking transit to work.

**Transit-oriented development:** Form of development that maximizes investment in transit infrastructure by concentrating the most intense types of development around transit stations and along transit lines; development in such areas is designed to make transit use as convenient as possible.

**Transportation control measure:** Strategies to improve air quality by reducing traffic congestion and delays.

**Transportation demand management:** Programs that are directed towards decreasing the use of single occupant vehicles and shifting or spreading peak travel periods.

**Travel demand:** The demand for space on transportation facilities for the movement of people and goods; varies by year, day, and hour.

**Trip generation:** The number of trips entering and leaving a given land use or group of land uses.

**Truck:** Large vehicle used for the transport of commercial goods; subject to height, weight, and length restrictions established by the California Motor Vehicle Code. California trucks must be no larger than 14 feet high, 102 inches wide and 40 feet long if a single vehicle, and 65 feet long if a combination vehicle.

**Truck route:** Roadway that has been specifically designated by a locality as being suitable for use by trucks.

**Tsunami:** A great sea wave produced by submarine earth movement or volcanic eruption.

**Underserved:** Population or area that has inadequate access to a particular service or facility.

**Underutilized site/building:** A site or structure which no longer represents the highest and best use of that property based on current market conditions.

Underutilized sites are characterized by land values that exceed the value of improvements, or by outmoded or obsolete buildings.

**Uniform Fire Code:** Model code of regulations relating to construction and maintenance of buildings and the use of premises, including fire department access, hydrants, sprinkler systems, alarm systems, safety systems, hazardous materials storage and use, and other fire-safety requirements for new and existing buildings and premises.

**Unincorporated San Leandro:** Area to the southeast of the City of San Leandro, including Ashland, Hillcrest Knolls, and the County Hospital area.

**Unreinforced masonry building:** A masonry (generally brick) building built without the benefit of reinforcement and susceptible to collapse in an earthquake.

**Urban design:** The art and science of giving form, in terms of both beauty and function, to selected urban areas or to whole cities; addresses the location, mass, and design of various components of the environment and combines elements of urban planning, architecture, and landscape architecture.

**Urban forest:** Term used to describe trees along streets, in parks, and in yards throughout the City; collectively, these trees form a canopy that supports wildlife and provides environmental benefits.

**Urban habitat:** Ecological community associated with City parks, street trees, yards, and landscaped areas.

**Urban open space:** An improved, publicly accessible open area such as a City park, an athletic field, a plaza, or a schoolyard.

**Urban runoff:** Rainwater which flows across parking lots, lawns, and streets during storms and ultimately is transported (through gutters and storm drains) to local creeks and channels.

**Urban sprawl:** Low density, automobile dependent development located beyond the edge of existing service and employment areas.

**Useable open space:** Open space that has been improved for recreational enjoyment, including such facilities as mini-parks and athletic fields but excluding steep slopes, wetlands, and other constrained areas.

**User fee:** A fee charged for the use of a particular service or commodity.

**Vacant land/building:** Land that is not covered by a structure; or a building that is not occupied.

**V-ditch:** A flood control or stormwater channel with sloping sides.

**Vegetation management:** The control and removal of vegetation in a deliberate manner to reduce the threat of wildfire.

**Very-low income:** Having an income that is less than 50 percent of the areawide median income.

**Vision:** A shared dream of the future characterized by long-term idealistic thinking. Provides the foundation for the development of goals, policies and programs.

**Visual landmark:** A feature in a community-either built or manmade-that leaves a lasting impression, is quickly recognized, and provides orientation.

**Visual quality:** The visual attributes of structures, natural landscapes, and communities.

**Warehouse/distribution:** Building in which goods are stored and/or prepared for shipment (or sector of the economy relating to the storage and shipment of goods).

**Water pollution control plant:** Facility at which sewage and other wastewater is treated to a high level through chemical and biological processes and then discharged.

**Water quality:** Pertaining to the physical, biological, chemical, and aesthetic characteristics of water.

**Watercourse Protection Ordinance:** Regulatory tool for protecting creeks and adjacent vegetation; establishes limits on and/or special permitting procedures for construction along creeks.

**Water-oriented use:** A use which is sited and designed to take advantage of its frontage along a body of water, such as a restaurant with an outdoor dining patio overlooking the Bay.

**Watershed:** The land area that ultimately drains into a particular waterway.

**Waterway:** A stream, channel, river, canal, or creek.

**Weatherize:** To retrofit a building to reduce heat loss during cold weather.

**Wellness:** Of, or pertaining to, medical health and physical fitness.

**West of Wicks:** Referring to the Marina Vista, Mission Bay, and Heron Bay subdivisions

**West San Leandro:** The area lying west of I-880, south of Oakland, east of the Bay, and north of the Estudillo Canal.

**West San Leandro Business District:** The same area defined above, but excluding the residential neighborhoods of Davis West/Timothy Drive, Marina Faire, Little Alaska, and Mulford Gardens.

**Wetland:** A lowland area, such as a marsh, that is saturated with moisture all or part of the year. Standards for defining wetland boundaries consider hydrology, vegetation, and soil conditions.

**Wholesaling:** Activity involving the sale of goods from a supplier to a vendor, usually in large quantities and at rates lower than those charged to the consumer.

**Work-live:** Development designed as a workplace and intended primarily as a workplace, but with amenities that permit the occupant to also live there; e.g., including kitchen and bath facilities.

**Zoning Code:** A set of locally-adopted regulations which implement the General Plan Land Use Map and policies, establish the range of allowable uses in defined geographic areas of a community (districts), set the standards for development in each district, and define the process for gaining approval to develop land or change land uses.

**Zoning Enforcement Official:** In San Leandro, refers to the Community Development Director or designee authorized to make administrative interpretations as defined in the Zoning Code.

**Zoning Map:** Map that depicts the division of the City into districts or “zones” in which different uses are allowed and different buildings and lot size restrictions apply.