

10.1 The City's Role in Economic Development

While economic activity occurs in the private sector, it is affected by the location and intensity of various land uses that the city allows within its boundaries. The vibrancy of the private-sector economy affects jobs available in the community and the region, but also revenues that accrue to the City's General Fund, which affects the quality of services the City provides.

Sustainable economic development is central to achieving the community's overall long-term vision and creating a more equitable and economically resilient community. Many factors influence the economic vitality of a city and the ability of its economy to grow and support a higher standard of living for its residents, including: the cost of doing business, which is typically influenced by state and local tax systems and the cost of inputs to production (e.g., labor, real estate, transportation, utilities); local workforce skill and education levels; utility and transportation infrastructure, including connectivity to markets; permitting and regulatory policies; access to capital markets and availability of public incentives; quality of life and cost of living; and higher education resources, among others. Regional and geographic factors also play a significant role. The city is part of the Los Angeles-Long Beach-Anaheim Metropolitan Statistical Area, the second largest in the country. It is located along the Alameda Corridor—the busiest freight corridor in the country—and the I-110 and I-405 freeways, leading to the dominance of industrial, warehouse, and distribution uses.

With demand for land vastly outstripping supply and exceptionally-low industrial vacancy rates, the need to prioritize the type and the location of developments that provide the greatest economic benefit to the City is significant. Carson is already a manufacturing and industrial center creating and processing goods which are distributed through the rest of the country. Given that the city is located 2.5 miles from the Long Beach/Los Angeles port complex—the largest in the western hemisphere--and has some of the largest clusters of industrial space in the South Bay, manufacturing and industrial uses will likely continue to play a critical role in the city's growth trajectory.

Although not required by State law, the Economic Development Element is included as part of the Carson General Plan to provide a policy framework for community economic development and strengthen Carson's long-term competitiveness in the region. This element—based on analysis of business trends and available resources—outlines the City's economic development objectives, serves to ensure that economic decision-making is integrated with other aspects of the city's development, and provide implementation actions. Economic conditions can change very rapidly; as such, this element establishes high-level strategies and policies to guide the City's decision making regarding economic development. Other documents, such as Carson's Economic Development Strategic Plan, should be consulted for more detailed policies.

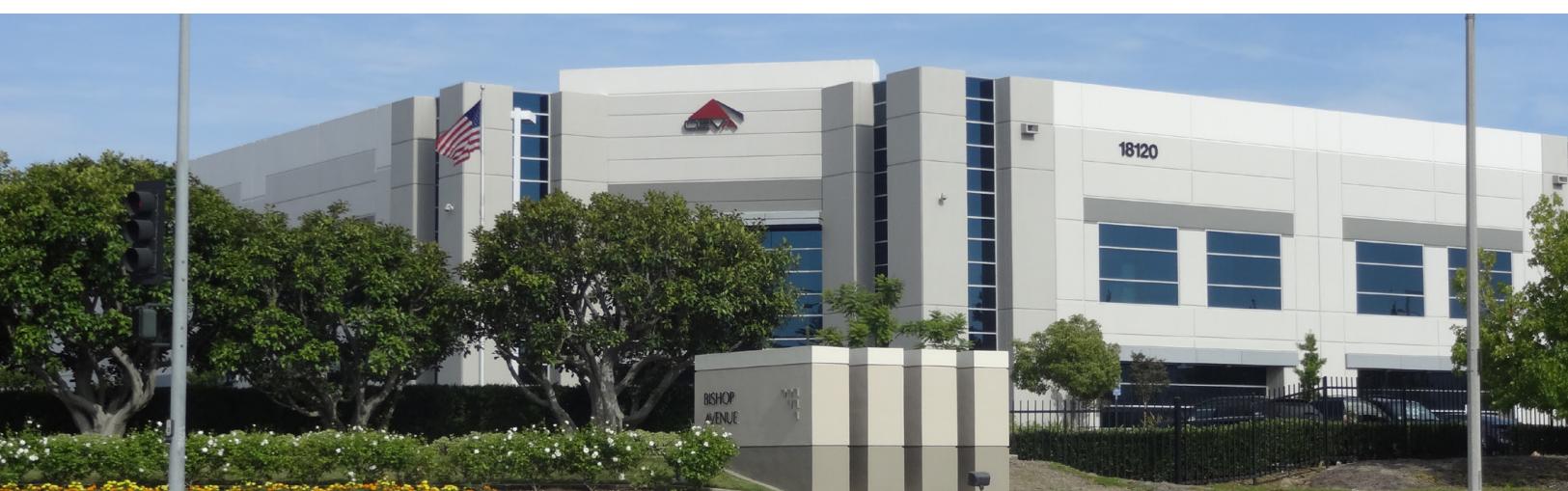


TABLE 10.1: LOS ANGELES SOUTH BAY INDUSTRIAL SUBMARKET STATISTICS, Q4 2021

City	Total Inventory (SF)	Total Vacancy Rate (%)	Total Asking Rent (Price/SF)
Carson	41,196,457	0.8%	\$1.43
Compton/Rancho Dominguez	40,970,060	0.6%	\$1.34
El Segundo	9,569,126	1.6%	-
Gardena/I-110 Corridor	34,536,611	1.8%	\$1.01
Hawthorne	10,197,900	0.3%	\$1.40
LAX/Inglewood	11,290,424	2.5%	\$1.58
Long Beach/Signal Hill	20,980,880	5.0%	\$0.96
Paramount	9,493,698	0.8%	\$0.96
Port District	6,541,495	0.0%	\$1.10
Redondo Beach	3,540,201	0.1%	-
Torrance Area	35,142,323	0.8%	\$1.31
South Bay Submarket Total	223,459,175	1.4%	\$1.27
Los Angeles Total	1,053,629,554	1.1%	\$1.09

Source: Newmark, *Los Angeles Industrial Market, 2021*; Dyett & Bhatia, 2022.

10.2 Land Use Balance

Currently, 47 percent of the land in the Planning Area is used as industrial, as discussed in Chapter 2: Land Use and Revitalization. The largest concentrations of industrial land uses are in the northwest and northeast parts of the Planning Area, while the southeast corner of the Planning Area is used primarily for oil extraction, refineries, and storage, but also has centers for manufacturing and other industrial uses. Table 10-1 shows that, with nearly 41.2 million square feet, Carson has one of the largest clusters of industrial space in the South Bay region and a vacancy rate of only 0.8 percent.¹ Rent prices for industrial space are above average within the South Bay region at \$1.43 per square foot per month.² Industrial rents in Carson are trending upwards and

have doubled since 2017.³ Carson's close proximity to the ports of Long Angeles and Long Beach, which handle 40 percent of all imports in the United States,⁴ make it a prime location for warehousing, distribution, and trade-oriented land uses. The importance of the logistics sector continues to increase with increase in online shopping.

The City's development patterns have helped preserve industrial land uses and given the economic significance, are continued to be supported by the General Plan. While industrial uses are supported and encouraged to adapt to current markets, bringing in a better balance of businesses support a stronger and resilient economy. The City is

1 Newmark (2021). Los Angeles Industrial Market Report 4Q21. Online. <https://www.nmrk.com/insights/market-report/los-angeles-market-reports>. Accessed March 2022.

2 Ibid.

3 Newmark (2017). Los Angeles Q317 Industrial Market. Online. Accessed November 2017.

4 California State University, Dominguez Hills (2017). South Bay Economic Forecast and Industry Outlook. Online. https://www.csudh.edu/Assets/CSUDH-Sites/UCE/docs/Forecast/CSUDH_South-Bay-Economic-Forecast-Report_2017.pdf. Accessed November 2017.

supporting the development of Carson's Core⁵ to serve as a focal point for higher-intensity businesses, culture, and civic life through planning for higher density development and investment into needed infrastructure and community amenities. This effort will continue to improve the quality of life within Carson and become an attractive amenity for residents and visitors and promote local businesses. Additional development of small businesses throughout the Planning Area within existing residential areas (like within Neighborhood Villages) can help bring a greater balance of land uses to support a diversity of business opportunities and bring community-oriented commercial uses and local services closer to neighborhoods. Major sites targeted for employment growth are at the Shell site, the vacant site at Del Amo Boulevard and I-405, and the potential redevelopment at SouthBay Pavilion.

⁵ The Core is centered at the intersection of West Carson Street and Avalon Boulevard, and spans east to west along Carson Street from I-405 to I-110 and north to south along Avalon Boulevard from 223rd Street to I-405. See Section 4.3: Carson's Core in the Community Character and Design Element for more on the Core.



10.3 Economic Development Strategy: Guiding and Implementing Policies

The economic development policies outlined here provide a framework for strengthening Carson's long-term regional competitiveness by promoting business diversification and a resilient economic environment. While the strategy seeks to attract new businesses, build on existing clusters of industrial uses, and nurture start-ups and new market segments in technology and research and development, it also outlines measures to retain and expand existing business establishments. The City is in the process of developing an Economic Development Strategy to further assist the City with a more specific road map to achieve its economic development strategies.

GUIDING POLICIES

- ED-G-1** Promote a diversified economic base to foster economic resiliency and vibrancy, as well as a vibrant mix of employment opportunities to support and expand opportunities for the local workforce.
- ED-G-2** Attract new industries that create high-value jobs, and promote training, education, and labor support programs that enhance the quality of the City's workforce. Become a model city for worker and student education, training, and job placement.
- ED-G-3** Strengthen the City's identity as an industrial and manufacturing powerhouse while strengthening resiliency to changing economic conditions.
- ED-G-4** Foster a culture of entrepreneurship that supports development of new businesses, innovation, and creativity.
- ED-G-5** Cultivate a city image that presents Carson as a livable and business-friendly community that strengthens the identity of a "full service" city with services and commercial and retail amenities for residents, workers, and visitors.

ED-G-6 Create an identifiable Core centered at West Carson Street/Avalon Boulevard, with a supportive mix of civic, office, retail, entertainment, and residential uses. Promote vibrancy, authenticity, and cultural diversity and a variety of events in the Core.

ED-G-7 Establish land use priorities based on economic criteria and sound fiscal planning; reserve sites for designated uses rather than accepting any development.

IMPLEMENTING POLICIES

ED-P-1 Continue to update the City's Comprehensive Economic Development Strategy (CEDS) /new Economic Development Strategic Plan that specifically outlines tasks to be undertaken, timeframes for completion, resource allocation, monitoring, and annual evaluation and progress reporting to ensure the success of the City's overall economic development objectives.

Whereas the General Plan provides the overall framework, specific components of the CEDS should at least include:

- Target investment and strategic improvements
- Target industries
- Industry cluster identification (ED-P-2 and ED-P-3)
- Revenue enhancement
- Small business incubation programs
- Development strategies and revitalization
- Land acquisition and assembly
- Development tracking
- Land availability and usage

- leakage analysis to identify services and amenities that the city lacks and should promote moving forward
- Business climate and trends
- Marketing and branding

The program will allow the City to demonstrate its commitment to the expansion, retention, and attraction of business through specific actions and investment decisions. The program should actively involve business and community groups, and property owners in Carson to access community knowledge and expertise and partner in the city's future.

ED-P-2

Establish a cohesive economic development presence by spurring innovation and enterprise development.

This could include, for example, an Enterprise Development Center that promotes and assists in business startup, including small-business startup, retention, and expansion in Carson. The Center could provide permit and license information, relevant resource materials, technical assistance, office space for short-term lease, training workshops, guest lectures, and a mentoring program to connect startups with similar firms already established in the city. New industry clusters identified in ED-P-1 should be the main focus of the Center.

Economic Growth and Diversification

Economic growth and vitality are critical to the City's overall health and is a fundamental basis for the other General Plan Elements. Likewise, equitable and sustainable economic growth is fundamentally dependent on the provision of quality City services and infrastructure, as well as needed workforce housing. The goal is to support a diversified economy that provides services and opportunities that engage the full range of residents and help secure a resilient economy against cyclical downturns in individual sectors.



SouthBay Pavilion mall

The city is continuing to evolve into a balanced community with a healthy mix of residents, industries, and jobs. Given the several strong economic clusters in the community, Carson has more jobs than employed residents—that is, it is a net importer of workers—and maintains a jobs-to-employed-residents ratio of 1.33. The city is strong in several industrial sectors; however, there are significant economic development opportunities, including in the hospitality/tourism sector where the city is lagging, which can be a significant source of revenue through transient occupancy taxes and a visitor generator.

The manufacturing sector is a critical component of the City's broader economy and supports other sectors, such as administration and wholesale and retail trade, with key inputs as well as the ability to move up the value chain and deliver local products to the market. Manufacturing also provides relatively well-paying employment opportunities for individuals who may lack college and/or professional training (about 42.6 percent of residents in the Planning Area over 25 years old).

Carson's industrial sector will need to address trends in the shifting typology of industrial and manufacturing uses, including a greater need for warehouse space, and include flexible spaces that can change over time. To stay competitive in the regional industrial market, the General Plan in Chapter 2: Land Use and Revitalization supports the development of "flex spaces" that combine office and light industrial, warehousing, or manufacturing uses and which can adapt more easily to changing markets. The support of other related industries—such as research and development, biotech, and professional services—could further stimulate job and economic growth.

During outreach workshops for the General Plan, residents generally were not satisfied with the selection and quality of merchandise offered in Carson and indicated that they would welcome new retail to the area. These residents specifically wanted to see an increase in first quality grocery stores, better quality restaurants, kid-friendly amusements, and support of small businesses. The General Plan supports a variety of retail options, including

the development of large retail centers near freeways, with an emphasis on smaller, more walkable options within mixed-use areas within Carson's Core and expanding commercial opportunities in existing neighborhood nodes. The following policies seek to guide economic growth and industry diversification

ED-P-3 Establish an inventory of industry clusters in Carson to identify locational characteristics and determine the effects of City policy and regulation on the operation and continued success of these clusters; work closely with industry contacts to identify specific expansion and land use needs to be addressed.

Industry clusters may be described as the vertical and horizontal integration of firms. In other words, the clustering of certain activities is largely a function of locational characteristics: some advantage must exist for clustering to occur. For instance, the proximity of like activities may be advantageous in some industries; the proximity of complementary activities may be advantageous in others. Industry clusters could include auto sales, retail/commercial sales, manufacturing, hotels, research and development, healthcare, information technology, and professional offices.

Such an evaluation should include the General Plan, applicable Specific Plans, as well as the various regulations and standards included in the Zoning Ordinance, such as conformity, lot area, parking and loading.

Identification of industry clusters would also help the City determine which clusters should be targeted for economic development, based on their current contribution to the local economy and potential for growth in the future. Targeting of certain clusters could result in the creation of a specific planning, infrastructure improvement, or marketing program to retain and expand existing

cluster businesses, or to attract new businesses to the cluster. The City must work closely with industry contacts to ensure the program meets the needs of the industry. This work could be a part of the CEDS update or new Economic Development Strategic Plan.

ED-P-4 Identify new industry clusters that would provide high-value employment uses, such as research and development, biotech, or advanced manufacturing. Attract these industries by providing incentives, an inventory of affordable facilities or available land as established in ED-P-4, and marketing Carson as a traditional manufacturing center.

ED-P-5 Establish an inventory of ready-to-go sites, complete with zoning, infrastructure, and environmental clearances. If necessary, acquire or assemble sites to ensure availability of sites of adequate size to attract industry clusters that meet the City's development objectives.

Details on implementation will be reflected in the Economic Development Strategic Plan and can include:

- *Conducting Geographical Information Systems (GIS) analysis for underutilized sites.*



- Partnering with brokers and site location experts to attract desired commercial tenants.
- Pursuing grant or other opportunities to acquire, remediate, and reposition contaminated properties for redevelopment.
- Establishing objective zoning and design regulations to expedite permitting and approval.
- Utilizing financing tools, such as the Carson Enhanced Infrastructure Financing District (Carson EIFD) Infrastructure Financing Plan⁶, to fund necessary infrastructure improvements. Other tools include the Community Revitalization and Investment Authorities (CRIA), as outlined by State law.

ED-P-6

Identify and support the redevelopment of outdated commercial areas to provide affordable, flexible, and high-quality office and/or R&D facilities to attract small, incubating technology companies.

ED-P-7

Identify areas to promote siting additional hotel and lodging uses to increase the City's transient occupancy tax and generate visitors.

Locations could include near the CSUDH campus/Dignity Health Sports Park, near the Porsche Experience Center, or within the Core.

ED-P-8

Create flexibility around commercial floorplates to allow for uses and programs to evolve and adapt to the fast-paced changes of the retail industry.

⁶ City of Carson, Enhanced Infrastructure Financing District. Web. Accessed April 2022. <https://ci.carson.ca.us/communitydevelopment/EIFD.aspx> <https://ci.carson.ca.us/content/files/pdfs/planning/docs/projects/EIFD/Carson%20EIFD%20Draft%20Infrastructure%20Financing%20Plan072021.pdf>



The General Plan supports additional hotels and other visitor-serving uses, capitalizing on the revitalized Core, and proximate to CSUDH campus/Dignity Health Sports Park, near the Porsche Experience Center.

ED-P-9 Recruit retail tenants currently lacking in the community that serve residents' daily needs, including grocery stores, restaurants, and drugstores/pharmacies, among others. Focus these businesses near residential areas, such as within the Core and in Neighborhood Villages.

Workforce Development

The presence of a workforce suited to the needs of the local economy and targeted industries is a major component of effective business retention and expansion. The main industries in Carson revolve around manufacturing and industrial sectors, which result in a surplus of these jobs and requires workers from outside of the city. At the same time, Carson's history and the regional economy has helped perpetuate these industries while not fully supporting other industries. Aligning the resident workforce's skills with the needs of expanding business opportunities, particularly in the value-added sectors targeted in this element, will be critical to realizing local economic growth that is both sustainable and equitable.

ED-P-10 Strengthen partnerships with and among local institutions, such as CSUDH, the South Bay Small Business Development Center (SBDC), South Bay Workforce Investment Board (SWIB), and the Carson Chamber of Commerce, and other countywide, regional, and local organizations for workforce development, to improve access to job training, placement, and skills development.

ED-P-11 Maintain and grow ongoing partnerships with employers and business organizations in the region to identify opportunities for resident advancement and youth career exposure, mentoring, and on-the-job training.

ED-P-12 Encourage the development of flexible, shared workspaces (such as business accelerators or makerspaces) to attract entrepreneurs and facilitate interactions between them.

Flex Districts, as described in Chapter 2: Land Use and Revitalization, are potential locations for makerspaces.

ED-P-13 Partner with the local K-12 school districts, the community colleges, and CSUDH to identify opportunities for collaboration and integration of skills training and professional development.

ED-P-14 In accordance with Chapter 4: Community Character and Design implementing policy CCD-P-23, cultivate a "college town" image to attract businesses looking for a trained and educated workforce. Likewise, promote the livability of Carson to attract and retain CSUDH graduates.

ED-P-15 Incentivize the development of retail and other amenities at or near CSUDH to capture student and staff demand as the University continues to grow.

Chapter 2: Land Use and Revitalization establishes policies for mixed-use and commercial development and the Land Use Diagram designates areas around the CSUDH campus as Corridor Mixed Use. The development of additional retail, commercial, and other amenities could occur directly on the university's campus or adjoin to the Dignity Health Sports Park.

ED-P-16 Continue working with CSUDH on economic and workforce development.

Possibilities include collaborations with the Innovation Incubator at CSUDH and joint R&D endeavors. (<https://incubator.csudh.edu/>)

New Business Development and Fulfillment

Carson has a strong economic base of industrial and corporate establishments, contributing to Carson's position as a regional jobs and manufacturing powerhouse. The city needs to continue building on its strengths, while also diversifying its economy by promoting smaller, locally-owned businesses, and also focusing on sectors such as health care that residents are employed in that are underrepresented in Carson.

- ED-P-17** Promote linkages with destination amenities – including the Porsche Experience Center and Dignity Health Sports Park – to foster visitor-serving businesses.

- ED-P-18** Study and promote methods of streamlined permitting, and market the City as a business- and technology-friendly jobs center.

Relevant examples include the business assistance and marketing partnership between the Santa Monica Chamber of Commerce and the City of Santa Monica, as well as the fast-track permit process in the City of Cerritos.

ED-P-19

Promote new businesses that meet certain criteria, such as high-quality jobs; generate a net positive impact on the City's General Fund; rehabilitate, improve, and locate within older or vacant buildings; fall within one of the City's targeted industries; and/or facilitate housing opportunities for their employees.

ED-P-20

Encourage the construction and maintenance of utility, communications, and technology infrastructure to help attract business and industry to Carson, including investing in high-quality digital infrastructure.

ED-P-21

Promote small business development in the Core and within existing neighborhood commercial nodes, such as those established as Neighborhood Villages or Employment Centers in Chapter 4: Community Character and Design.

Strategies to support this can be accomplished by:

- *Supporting small, incubating businesses through the provision of loans, grants, and technical assistance, among other resources.*



- *Helping to stabilize existing small businesses and help them prepare for evolving retail conditions.*
- *Supporting the marketing and branding of these businesses to promote them to the rest of the community.*

Development of Carson's Core

While Carson does not have a historic central core or downtown area, new development along West Carson Street and Avalon Boulevard is fostering a vibrant, mixed-use core. The Carson Street Mixed-Use District Master Plan has helped create a context for strong revitalization and continued private investment. As this area is built out, there is an opportunity to promote local entrepreneurship and small businesses to support a unique and active Core and strengthen the momentum as the Civic Center is redeveloped.

With strong branding and development of an identity, Carson's Core can become a vibrant center of the community and visitors. Connections to other major destinations within Carson, like the CSUDH campus,

Dignity Health Sports Park, SouthBay Pavilion, the Porsche Experience Center, the Carson Country Mart, and The Creek at Dominguez Hills, can help strengthen Carson's identity as an active destination. New businesses should cultivate the City's character and cultural diversity, balancing the needs of residents, workers, and visitors.

ED-P-22

Continue implementation of the Carson Street Mixed-Use District Master Plan to make the corridor more inviting both as a destination and a multi-modal thoroughfare. Update this Plan to include a Core area streetscape and signage plan that articulates a cohesive vision for the area, promotes economic development, and strategies to activate the public realm in coordination with Chapter 4: Community Character and Design.

ED-P-23

Stimulate the development of businesses within Carson's Core and develop a strong brand to promote the Core as a destination for residents, workers, and visitors.



VELO Sports Center at Dignity Health Sports Park

Acronyms and Abbreviations

AAQS. Ambient Air Quality Standards	CHA. Carson Housing Authority
AB. Assembly Bill	CHE. Community Health and Environmental Justice Element
ACS. American Community Survey	CIP. Capital Improvement Plan
ADA. Americans with Disabilities Act of 1990	CMU. Corridor Mixed Use
APE. Area of Potential Effect	CNDB. California Natural Diversity Data Base
AF or AFY. Acre-feet or acre-feet per year	CNEL. Community noise equivalent level
AST. Aboveground Storage Tank	CPTED. Crime Prevention Through Environmental Design
AQMP. Air Quality Management Plan	CUPA. Certified Unified Public Agency
AV ratio. Assessor's Value ratio	CNPS. California Native Plant Society
BMPs. Best Management Practices	CNEL. Community Noise Equivalent Level
BRMU. Business Residential Mixed Use	COVID-19. Coronavirus Disease 2019
CAD. Commercial Automotive District	CSA. Community Supported Agriculture
CalEPA. California Environmental Protection Agency	CRPR. California Rare Plant Ranks
CAP. Climate Action Plan	CSC. Community Steering Committee
CAPP. Community Air Protection Program	CSMD. County of Los Angeles Consolidated Sewer Management District
CARB. California Air Resources Board	CSUDH. California State University, Dominguez Hills
CCD. Community Character and Design	CUSD. Compton Unified School District
CDC. Centers for Disease Control and Prevention	DAC. Disadvantaged Community
CDE. California Department of Education	dB. Decibel
CDFW. California Department of Fish and Wildlife	dBA. Decibel, A-weighted
CERCLA. Comprehensive Environmental Response, Compensation, and Liability Act	DC EWMP. Dominguez Channel Watershed Management Area Group
CEDS. Comprehensive Economic Development Strategy	DIF. Development Impact Fee
CHP. California Highway Patrol	DMU. Downtown Mixed Use
CPTED. Crime Prevention Through Environmental Design	DOGGR. California Department of Conservation, Division of Oil, Gas, and Geothermal Resources
CEQA. California Environmental Quality Act	DPM. Diesel Particulate Matter
CERP. Community Emissions Reduction Plan	
CERT. Community Emergency Response Team	

EIR. Environmental Impact Report	LACDPW. Los Angeles County Department of Public Works
EJ. Environmental Justice	LADWP. Los Angeles Department of Water and Power
EOC. Emergency Operations Center	LAFCO. Local Agency Formation Commission
EPA. United States Environmental Protection Agency	LASD. Los Angeles County Sheriff's Department
EV. Electric Vehicle	LAUSD. Los Angeles Unified School District
FAR. Floor Area Ratio	LAX. Los Angeles International Airport
FEMA. Federal Emergency Management Agency	Ldn. Day-Night Noise Level
FHWA. Federal Highway Administration	LDR. Low Density Residential
FIRM. Flood Insurance Rate Map	LHMP. Local Hazard Mitigation Plan
FLX. Flex District	LOS. Level of Service
FTES. Full-Time Equivalent Students	LUST. Leaking Underground Storage Tank
GCD. General Commercial District	LRSP. Local Road Safety Plan
GHG. Greenhouse Gas	MATES. Multiple Air Toxics Exposure Study
GPAC. General Plan Advisory Committee	MDR. Medium Density Residential
GSW. Golden State Water Company	MHP. Mobilehome Park Overlay District
HCD. California Department of Housing and Community Development	MTA. Los Angeles County Metropolitan Transportation Authority
HDR. High Density Residential	MTCO2e. Metric tons of carbon dioxide equivalent
HUD. United States Department of Housing and Urban Development	MWD. Metropolitan Water District
HQTC. High-Quality Transit Corridor	MWELO. Model Water Efficient Landscape Finance
IDIF. Interim Development Impact Fee	NAAQS. National Ambient Air Quality Standards
INH. Heavy Industrial	NHMLAC. National History Museum of Los Angeles County
INL. Light Industrial	NEV. Neighborhood Electric Vehicle
ITS. Intelligent Transportation Systems	NFIP. National Flood Insurance Program
kWh. Kilowatt-hours	NHMP. Natural Hazards Mitigation Plan
LACFCD. Los Angeles County Flood Control District	NPDES. National Pollutant Discharge Elimination System
LACFD. Los Angeles County Fire Department	NRHP. National Register of Historic Places

NZE. Near-Zero Emission	SWP. State Water Project
OEHHA. California Office of Environmental Health Hazard Assessment	SWRCB. State Water Resources Control Board
OEM. Office of Emergency Management	TACs. Toxic Air Contaminants
OES. Office of Emergency Services	TCA. Terminal Control Area
OPR. California Governor's Office of Planning and Research	TDM. Transportation Demand Management
PM. Particulate Matter	TDS. Total Dissolved Solids
RHNA. Regional Housing Needs Assessment	TMDL. Total Maximum Daily Load
ROW. Right-of-Way	TPA. Transit Priority Area
RRWP. Regional Recycled Water Program	TRI. Toxic Release Inventory
RTP. Regional Transportation Plan	USFWS. United States Fish and Wildlife Service
RWQCB. Regional Water Quality Control Board.	USTs. Underground storage tanks
SB. Senate Bill	UWMP. Urban Water Management Plan
SBDC. Small Business Development Center	VMT. Vehicle Miles Traveled
SCAG. Southern California Association of Governments	WCWLB. Wilmington-Carson-West Long Beach
SCAQMD. South Coast Air Quality Management District.	WDR. Waste Discharge Requirement
SCCIC. South Central Coastal Information Center	WQLS. Water Quality Limited Segment
SCE. Southern California Edison	ZE. Zero-Emission
SCS. Sustainable Communities Strategy	
SEMS. State Emergency Management System	
SNAP. Supplemental Nutrition Assistance Program	
SOI. Sphere of Influence	
SFHA. Special Flood Hazard Area	
SLF. Sacred Lands File	
SR. State Route	
SSMP. Sewer System Management Plan	
SSO. Sanitary Sewer Overflow	
SWIB. South Bay Workforce Investment Board	

B

Glossary of Terms

#

100-Year Flood. The flood event that has a one-percent chance of occurrence in any one year.

A

Accessory Dwelling Unit (ADU). An additional dwelling unit located on the same lot as a single-family residence which may be attached to the primary residence, detached from the primary residence, or contained within an existing residence or accessory building. An Accessory Dwelling unit cannot be sold separately from the primary residence but may be rented separately from the main residence. ADUs typically have the amenities of full units, including bathrooms, kitchens, parking, living areas, and bedrooms although may be limited in allowable square footage.

Active Lifestyle. A way of living that incorporates activities such as walking, biking, and play into daily routines.

Active and Passive Recreation. In addition to a park's primary classification, the city may describe a park as containing active and/or passive areas. Parks can be developed with either active or passive park amenities or a combination of both. Active park areas typically provide a form of organized and/or supervised recreation, such as gymnasiums, swim complexes, multi-use ball field, tot lots, hard court play surfaces, volleyball, horseshoe areas, BMX bike courses, and skate parks or a combination thereof. Passive park areas often provide minimal or no amenities associated with active use. The very nature of passive use implies quiet, contemplative, low impact activity, such as nature trails, walkways, picnic tables, benches, and small turf and/or landscaped areas.

Active Open Space. Open space areas that typically include more complex site improvements and generally have provisions for programmed recreation.

Active Transportation. Human-powered transportation that includes but not limited to walking, cycling, using a wheelchair, in-line skating, or skateboarding.

Adaptive reuse. The process of repurposing buildings for viable new uses and modern functions, other than those originally intended to address present-day needs.

Affordable Housing. Housing for which the allowable housing expenses for a for-sale or rental dwelling unit paid

by a household would not exceed thirty percent of the gross monthly income for target income levels, adjusted for household size.

Agriculture. The cultivation and tilling of the soil, dairying, the production, cultivations, growing and harvesting of any agricultural or horticultural commodities, the raising of livestock, bees, fur-bearing animals, or poultry, and the preparation of farm products for market.

Airport Land Use Compatibility Plan (ALUCP). Article 3.5, Airport Land Use Commissions, California Public Utilities Code Sections 21670 - 21679.5 requires Airport Land Use Commissions to develop Airport Land Use Compatibility Plans to help minimize the public's exposure to excessive noise and safety hazards while providing for the orderly expansion of airports.

Arterial. Streets that collect and distribute traffic to/from freeways and expressways to the local network.

B

Boulevard. Type of arterial designed to connect major destinations within the City and are highly visible and aesthetically landscaped with shade trees and wide sidewalks. Boulevards provide consolidated access to adjacent commercial and residential uses while balancing the needs of motorists, bicyclists, and pedestrians with sidewalks and protected bicycle facilities

Best Management Practices (BMP). The combination of conservation measures, structure, or management practices that reduces or avoids adverse impacts of development on adjoining site's land, water, or waterways, and waterbodies.

Bike Facilities. These include bike paths (Class I Facilities), bike lanes (Class II Facilities), and bike routes (Class III Facilities), following a classification system established in the Visalia Bikeway Plan.

Blight. Hazardous or unsightly condition, including disrepair, deterioration, the accumulation of debris, and lack of maintenance, regardless of the condition of other properties in the neighborhood.

Buffer. In terms of land use, a buffer is a transitional zone or piece of land between two different land uses.

Buildout. The level of development characterized by full occupancy of all developable sites in accordance with the General Plan; the maximum probable level of development envisioned by the General Plan under specific assumptions about densities and intensities.

Bulbout. An extension to the curb located at intersections, which result in a narrower curb-to-curb roadway width, used to shorten the distance that pedestrians have to cross; typically associated with pedestrian safety improvements.

C

California Department of Transportation (Caltrans). The state agency in charge of transportation planning, construction and maintenance of the state's highway system.

California Environmental Quality Act (CEQA). Requires the assessment of projects for environmental effects, establishes procedures for preparing and processing environmental documents and includes requirements for the monitoring of environmental mitigation conditions placed on a project.

Capital Improvement Program (CIP). The multi-year scheduling of public physical improvements based on studies of fiscal resources available and the choice of specific improvements to be constructed.

Carbon Dioxide (CO₂). The most common of the greenhouse gases, CO₂ is emitted as a result of fossil fuel combustion.

Certified Local Government Program (CLG). A program that is jointly administered by the National Parks Service and State Historic Preservation Offices with the goal of creating a partnership between local, state, and federal governments for historic preservation.

Certified Unified Public Agency (CUPA). A local agency certified by the California Environmental Protection Agency to implement the hazardous waste and materials standards of the California Environmental Protection Agency, Department of Toxic Substances Control, Governor's Office of Emergency Services, Cal FIRE-Office of the State Fire Marshal, and State Water Resources Control Board.

City Limits. Used to refer to the boundaries within which a city's local jurisdictions exercises legal authority.

Class I Bikeway (bike path). Provides a separated corridor that is not served by streets and highways and is away from the influence of parallel streets. Class I bikeways are for non-vehicle use only with opportunities for direct access and recreational benefit, right-of-way for the exclusive use of bicycles and pedestrians, and conflicts are minimized.

Class II Bikeway (bike lane). Provides a delineated right-of-way assigned to bicyclists to enable more predictable movements, accommodating bicyclists through corridors where insufficient room exists for side-by-side sharing of existing streets by motorists and bicyclists.

Class III Bikeway (bike route). Shared facility that serves either continuity to other bicycle facilities or designates preferred routes through high demand corridors.

Class IV Bikeway (bike path). Protected bike lanes, which provide a right-of-way designated exclusively for bicycle travel within a roadway, protected from vehicular traffic with devices such as curbs, flexible posts, inflexible physical barriers, or on-street parking.

Climate Action Plan (CAP). A comprehensive plan that outlines the specific activities that an agency will undertake to address climate change impacts, sustainability, and GHG emission reduction measures.

Climate Change. Climate change, or global climate change, refers to a change in the average climate of the earth that may be measured by wind patterns, storms, precipitation, and temperature. The baseline by which these changes are measured originates in historical records identifying temperature changes that have occurred in the distant past, such as during previous ice ages.

Clustering/Cluster-Type Housing. Development patterns in which the uses are grouped or "clustered" through a density transfer, rather than spread evenly throughout a parcel as in conventional lot-by-lot development. A zoning ordinance may authorize such development by permitting smaller lot sizes if a specified portion of the land is kept in permanent open space either through public dedication or through creation of a homeowners association.

Community Choice Aggregation. A state policy that enables local governments to aggregate electricity demand within their jurisdictions in order to procure alternative energy supplies while maintaining the existing electricity provider for transmission and distribution services.

Community Garden. A cooperatively-managed garden in an urbanized area. Community gardens can be a source of fresh produce and provide learning opportunities for community members.

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

Community Supported Agriculture (CSA). An economic model of agriculture and food distribution in which individuals purchase shares of the anticipated harvest of one or more farms at the onset of the growing season and receive shares of the produce and other farm products throughout the growing season.

Compatible. Capable of existing together without conflict or ill effects.

Complete Neighborhoods. Neighborhoods in which there is access to a range of day-to-day goods and services within walking distance of residences, including medical facilities, community services, youth programs, and employment opportunities.

Complete Streets. Streets designed and operated to enable safe access for all users, including pedestrians, bicyclists, motorists, and transit riders of all ages and abilities.

Conditional Use Permit (CUP) or Use Permit. Conditional Use Permits are typically required for uses that may be suitable only in specific locations in a zoning district or that require special consideration in their design, operation, or lay-out to ensure compatibility with surrounding uses. Some uses have specific purposes and requirements.

Connectivity. The quality of street patterns that allows for through movement between and within neighborhoods.

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

Consistent. Free from variation or contradiction.

Coronavirus pandemic (COVID-19). Refers to the global pandemic caused by the contagious disease SARS-CoV-2 and its variants. As of writing the General Plan (2021), the COVID-19 pandemic is still ongoing.

Corridor. A connecting area of land that is identified by a specific common characteristic. Examples include greenways, trails, wildlife linkages, visual corridors and transportation rights-of-way.

Crime Prevention through Environmental Design (CPTED). A multidisciplinary approach to deterring criminal behavior through the built, social, and administrative environment, including improving visibility of potential offenders to the general public and clearly differentiating public space from private space.

Cultural Competence. The application of cultural knowledge, sensitivity, and awareness of different racial, ethnic, religious, or social groups by an agency in its standards, policies, practices, and attitudes that enables them to work effectively cross-culturally. A culturally competent organization must have the capacity to value diversity; conduct self-assessment; manage the dynamics of difference; acquire and institutionalize cultural knowledge; and adapt to diversity and the cultural contexts of the communities they serve. These principles should be incorporated in all aspects of policy making, administration, practice, and service delivery, and systematically involve consumers, key stakeholders, and communities.

Note: This definition is adapted from the Centers for Disease Control and Prevention (CDC) on Cultural Competence in Health and Human Services. (<https://npin.cdc.gov/pages/cultural-competence>)

Culture. The acquaintance with and taste in fine arts, humanities, and broad aspects of science reflected in institutions specializing in zoology, paleontology, history, archaeology, and horticulture.

Curb cut. The opening along the curb line at which point vehicles or other wheeled forms of transportation may enter or leave the roadway. Curb cuts are essential at street corners for wheelchair users.

D

Day-Night Noise Level (Ldn). The A-weighted average sound level for a given area (measured in decibels) during a 24-hour period with a 10 dB weighting applied to night-time sound levels (after 10 p.m. and before 7 a.m.). The Ldn is approximately numerically equal to the CNEL for most environmental settings.

Decibel (dB). A unit of measurement used to express the relative intensity of sound as heard by the human ear describing the amplitude of sound, equal to 20 times the logarithm to the base 10 of the ratio of the pressure of the sound measured to the reference pressure, which is 20 micropascals (20 micronewtons per square meter).

Decibel, A-weighted (dBA). The "A-weighted" scale for measuring sound in decibels; weights or reduces the effects of low and high frequencies in order to stimulate human hearing. Every increase of 10 dBA doubles the perceived loudness though the noise is actually ten times more intense.

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

Density. The number of people or dwelling units in a given area, typically expressed in dwelling/housing units or people per acre.

Developer. An individual who, or business which, prepares raw land for the construction of buildings or builds or causes to be built physical building space for use primarily by others, and in which the preparation of the land or the creation of the building space is in itself a business and is not incidental to another business or activity.

Development. The extension, construction, or change in density or intensity of land uses. Development activities include but are not limited to: subdivision of land; construction or alteration of structures, roads, utilities, and other facilities; installation of septic systems; grading; deposit of refuse, debris, or fill materials; and clearing of natural vegetation cover (with the exception of agricultural activities). Routine repair and maintenance activities are not considered as "development."

Discretionary review. A decision requiring the exercise of judgement, deliberation or decision on the part of the decision-making authority (Planning Commission, for example) in the process of approving or disapproving a particular activity.

Displacement. The removal of long-term businesses or residents due to significant increases in rental prices, commonly seen as a result of gentrification. *Also see Gentrification.*

Disadvantaged Community. Low-income areas disproportionately affected by environmental pollution and other hazards, as defined by the California Communities Environmental Health Screening Tool (CalEnviroScreen) developed by the California Environmental Protection Agency (CalEPA).

E

Easement. A right given by the owner of land to another party for specific limited use of that land. An easement may be acquired by a government through dedication when the purchase of an entire interest in the property may be too expensive or unnecessary; usually needed for utilities or shared parking.

Endangered Species, California. A native species or sub-species of a bird, mammal, fish, amphibian, reptile, or plant, which is in serious danger of becoming extinct throughout all or a significant portion of its range, due to one or more factors, including loss in habitat, change in habitat, over-exploitation, predation, competition, or disease. The status is determined by the State Department of Fish and Game together with the State Fish and Game Commission.

Endangered Species, Federal. A species which is in danger of extinction throughout all or a significant portion of its range, other than the species of the Class Insect determined to constitute a pest whose protection under the provisions of the 1973 Endangered Species Act, as amended, would present an overwhelming and overriding risk to humans. The status is determined by the US Fish and Wildlife Service and the Department of the Interior.

Energy Audit. An assessment of the energy needs and efficiency of a building or buildings.

Entryway. Ingress and egress to and from a structure.

Environment. The physical conditions which exist within the area which will be affected by a proposed project, including land, air, water, minerals, flora, fauna, noise, and objects of historic or aesthetic significance.

Environmental Impact Report (EIR). A document used to evaluate the potential environmental impacts of a project, evaluate reasonable alternatives to the project, and identify mitigation measures necessary to minimize the impacts. The California Environmental Quality Act (CEQA) requires that the agency with primary responsibility over the approval of a project (the lead agency) evaluate the project's potential impacts in an Environmental Impact Report (EIR).

Environmental Justice. The fair treatment and meaningful involvement of all people regardless of race, color, national origin, or income with respect to the development, implementation, and enforcement of environmental laws, regulations, and policies. Fair treatment means that no group of people should bear a disproportionate share of the negative environmental consequences resulting from industrial, governmental, and commercial operations or policies.

Environmentally Sensitive Habitat Areas. As defined by the California Coastal Act, these are areas containing plants or animals in their habitats that are rare or valuable due to their specific role in the ecosystem, and are likely a potential for disturbance due to human activities.

Environmentally Sensitive Lands. Open space lands that are constrained or prohibited from development including beaches, lagoons, wetlands, other permanent water bodies, riparian and other habitats and steep slopes.

Erosion. The process by which material is removed from the earth's surface (including weathering, dissolution, abrasion, and transportation), most commonly by wind or water.

F

Fault. A fracture in the earth's crust forming a boundary between rock masses that have shifted. An active fault is a fault that has moved recently and which is likely to again. An inactive fault is a fault that shows no evidence of movement in recent geologic time and little potential for movement.

Findings. A conclusion reached after an examination; a statement or document containing an authoritative decision or conclusion.

Fire Hazard. Any condition or action which may increase the potential of fire to a greater degree than that customarily recognized as normal by official agencies responsible for fire prevention or suppression, or which may obstruct, delay, hinder or interfere with the operations of the fire agency or the egress of occupants in the event of fire.

Fire Protection Services. Services designed to protect life and/or property through such operations which may be necessary to extinguish or control any fire, perform any rescue operation, investigate suspected or reported fires, gas leaks, or other hazardous conditions or situations.

Fixed base operator (FBO). Privately-owned commercial businesses that are allowed to operate on airport grounds in order to provide services to the airport.

Flood Hazard Zone. The relatively level land area on either side of the banks of a stream that is subject to flooding under a 100-year or a 500-year flood.

Floodplain. An area adjacent to a lake, stream, ocean or other body of water lying outside the ordinary banks of the water body and periodically inundated by flooding floods. Often referred to as the area likely to be inundated by the 100-year flood.

Floodway. A river channel and adjacent land area within a floodplain needed to carry a 100-year frequency flood without increasing the water surface elevation more than 1 foot at any point. The boundary of the 100-year floodway shall be determined using data contained on the city's National Flood Insurance Maps.

Floor Area Ratio (FAR). The ratio between gross floor area of structures on a site and gross site area. Thus, a building with a floor area (excluding building area devoted to parking) of 100,000 square feet on a 50,000 square-foot lot will have a FAR of 2.0.

Frequency. The composition or spectrum of the sound. Frequency is a measure of the pressure fluctuations per second.

G

Gateway. An entrance corridor that heralds the approach of a new landscape and defines the arrival point as a destination.

General Plan Advisory Committee (GPAC). The General Plan Advisory Committee served in an advisory role to the Planning Commission and City Council on matters related to the General Plan update process.

General Plan Horizon. The time period that is addressed by the goals and policies in the General Plan and recommended update threshold (e.g., 2040).

Gentrification. A process of neighborhood change that includes economic change in a historically disinvested neighborhood by means of real estate investment and new higher-income residents moving in, as well as demographic change, not only in terms of income level, but also in terms of changes in the education level or racial make-up of residents. *Also see Displacement.*

Goods Movement. The transportation of for-sale products from the location of their manufacture or harvest to their final retail destination.

Greywater. Untreated household wastewater that comes from bathtubs, showers, bathroom washbasins, clothes washing machines, and even kitchen sinks, and which is re-used for non-potable water applications such as subsurface irrigation and toilet flushing. It is a form of water recycling without an intermediate treatment process.

Green Building. A Green Building generally refers to one that is environmentally friendly in terms of energy consumption, or the waste it produces during its entire life-cycle. A Green Building will have less significant impact on the environment compared to a regular building. Green buildings may be scored by rating systems, such as the Leadership in Energy and Environmental Design (LEED) rating system developed by the U.S. Green Building Council, Green Globes from GBI, and other locally developed rating systems.

Green infrastructure. The use of vegetation, soils, and other elements and practices to restore some of the natural processes required to manage water. *Also see Low Impact Design.*

Greenhouse Gases or Green House Gas Emissions. Gases in the atmosphere that absorb and emit radiation within the thermal infrared range. This process is the fundamental cause of the greenhouse effect. Carbon dioxide, methane, and ozone are examples of greenhouse gases.

Greenway. An open space connector linking parks, nature preserves, cultural features, or historic sites to each other and with populated areas in order to improve environmental quality and provide for outdoor recreation.

Groundwater. Water under the earth's surface, often confined to aquifers capable of supplying wells and springs.

Groundwater Recharge. A hydrologic process where water moves downward from surface water to groundwater. Recharge is the primary method through which water enters aquifers.

H

Habitat. The natural environmental of a plant or animal.

Hazardous Material. A material or form of energy that could cause injury or illness to persons, livestock, or the natural environment. Some examples from everyday life include, gasoline, fertilizers, detergents, used cooking oil, mineral spirits, batteries, and paint.

Hazardous Waste. Waste that requires special handling to avoid illness or injury to persons or damage to property. Includes, but is not limited to, inorganic mineral acids of sulfur, fluorine, chlorine, nitrogen, chromium, phosphorous, selenium and arsenic and their common salts; lead, nickel, and mercury and their inorganic salts or metallo-organic derivatives; coal, tar acids such as phenol and cresols and their salts; and all radioactive materials.

Health Equity. Attainment of the highest level of health for all people, including full and equal access for all people to opportunities that enable them to lead healthy lives.

Health Inequities. Differences in health "that are a result of systemic, avoidable and unjust social and economic policies and practices that create barriers to opportunity." These are distinct from health disparities, which are "differences in health status among distinct segments of the population including differences that occur by gender, race or ethnicity, education or income, disability, or living in various geographic localities."

Health in All Policies (HiAP). An approach to governance that integrates and articulates health considerations and impacts into policymaking across sectors to improve the health of all communities and people.

Heat Island. See "Urban Heat Island."

High-Quality Transit Corridor (HQTC). A corridor with fixed route bus service with service intervals no longer than 15 hours during peak commute hours.

Historic Landmark. An individual structure or group of structures on a single lot, a site, an area, a district, or combination thereof, having a special historical, architectural, cultural, or aesthetic value.

Historic Resource. A historic building or site that is noteworthy for its significance in local, state, national, its architecture or design, or its works of art, memorabilia, or artifacts.

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

Household. All people, related or unrelated, who occupy a housing or dwelling unit.

I

Impervious Surface. Any material that reduces or prevents absorption of water into land.

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

Infill. The development of new housing or other buildings on scattered vacant or underutilized lots in a predominantly developed area or on new building parcels created by permitted lot splits.

Infrastructure. Permanent utility installations, including roads, water supply lines, sewage collection pipes, and power and communications lines.

Insurance Service Office. An organization that collects statistical data, promulgates rating information, develops standard policy forms, and files information with state regulators on behalf of insurance companies that purchase its services.

Intelligent Transportation Systems (ITS). A set of tools that facilitates a connected, integrated transportation system.

Intensity. Measured as the amount of fl or space in a given area. *Also see Floor Area Ratio.*

J

Joint Use Agreement. A formal agreement between two separate government entities--often a school and a city or county--setting forth the terms and conditions for shared use of public property or facilities.

Jobs/housing ratio. Jobs divided by housing units. More precisely, jobs/employed residents' ratio is the number of jobs located within a city divided by the total number of residents of the city who are employed, whether within the city limits or elsewhere. A ratio of 1.0 indicates a balance (that is, the number of in- and out-commuters is equal); a ratio of less than 1.0 indicates lower jobs availability relative to the city's available workforce, while a ratio greater than 1.0 indicates a jobs surplus.

K

L

Layered Network Approach. An approach to transportation planning that designates modal emphasis by street to create a complete streets network.

LED Lighting. Lighting from light-emitting diode (LED) lamps, which have longer lifespans and greater electrical efficiency than incandescent lamps.

LEED. The Leadership in Energy and Environmental Design (LEED) Green Building Rating System™ is the nationally accepted benchmark for the design, construction, and operation of high performance green buildings.

Level of Service (LOS). A qualitative measure of roadway operating conditions that reflects drivers' perceived comfort and convenience.

Linear Park. A park that is substantially longer than it is wide.

Liquefaction. A sudden large decrease in the shearing resistance of cohesion less soil, caused by a collapse of the structure by shock or strain, and associated with a sudden but temporary increase of the pore fluid pressure.

Livable (or Living) Streets. Refers to the concept that streets can be designed to facilitate active, social public space by improving the public realm, incorporating slower vehicle speeds, creating more green space, and improving pedestrian, bicyclist, and other non-vehicle user safety.

Local Responsibility Area (LRA). An area of in which the local government is legally responsible for providing fire protection.

Low Impact Development (LID). A land planning and engineering design approach to manage stormwater runoff that emphasizes conservation and use of on-site natural features to protect water quality. *Also see Green Infrastructure.*

M

Master Plan. A plan that supplements and provides more detail to the General Plan and the Land Use Element as it applies to a portion of land in the city.

Maker Use Area. Area that promotes light industrial or manufacturing with the intention of making locally produced goods.

Median. An area in the approximate center of a city street or state highway that is used to separate the directional flow of traffic, may contain left-turn lanes, and is demarcated by curb and guttering, having painted or thermally applied stripes or other means of distinguishing it from the portion of the roadway used for through traffic.

Microgrid. A local energy grid with control capability, which means it can disconnect from the traditional grid and operate autonomously

Mills Act. An economic incentive program in California for the restoration and preservation of qualified historic buildings by private property owners.

Minerals. Any naturally occurring chemical element or compound, or groups of elements and compounds, formed from inorganic processes and organic substances, including, but not limited to, coal, peat, and bituminous

rock, but excluding geothermal resources, natural gas, and petroleum (Public Resources Code Section 2005).

Mitigation Measures. Action taken to avoid, minimize, or eliminate environmental impacts. Mitigation includes: avoiding the impact altogether by not taking a certain action or parts of an action; minimizing impacts by limiting the degree or magnitude of the action and its implementation; rectifying the impact by repairing, rehabilitating, or restoring the affected environment; reducing or eliminating the impact over time by preservation and maintenance during the life of the action; and compensating for the impact by repairing or providing substitute resources or environments.

Mitigation. A specific action taken to reduce environmental impacts. Mitigation measures are required as a component of an environmental impact report (EIR) if significant measures are identified.

Mixed Use. A development project which includes two or more land use such as residential and commercial, or commercial and professional office.

Mode (transportation). Each form of transportation is a mode: public transit, bicycling, walking, and driving.

Multi Use Trails. A path that can be used by both walkers and cyclists, as well as equestrians in certain circumstances.

N

Natural Resources. Plant and animal habitat; nature preserves; beaches and bluffs; wetland and riparian areas; canyons and hillsides; and water features such as lagoons and streams.

Nitrogen Oxides (NOx). Chemical compounds containing nitrogen and oxygen; react with volatile organic compounds, in the presence of heat and sunlight to form ozone. They are also a major precursor to acid rain.

Noise Attenuation. Reduction of the level of a noise source using a substance, material, or surface.

Noise Contours. Lines indicating equal levels of noise exposure. CNEL and Ldn are the metrics used to describe annoyance due to noise and to establish land use planning criteria for noise.

Nonattainment Levels. Areas where air pollution levels persistently exceed the National or California Ambient Air Quality Standards.

Nonrenewable Resource. A resource of economic value that cannot be readily replaced by natural means on a level equal to its consumption.

Noise Sensitive Land Uses. Land uses that are particularly affected by excessive noise, including residences, motels, hotels, public meeting rooms, schools, churches, libraries, hospital, parks, recreation areas, etc.

O

Open Space. Any area of land or water that is devoted to an open space use and designated on the city's Land Use Map as open space, or dedicated in fee title or easement for open space purposes. The open space may be in its natural state or modified.

Ozone (O_3). A compound consisting of three oxygen atoms that is the primary constituent of smog. It is formed through chemical reactions in the atmosphere involving volatile organic compounds, nitrogen oxides, and sunlight. Surface level ozone can initiate damage to the lungs as well as to trees, crops, and materials. There is a natural layer of ozone in the upper atmosphere, which shields the earth from harmful ultraviolet radiation.

P

Particulate Matter (PM-10 and PM-2.5). Particulate matter in the atmosphere results from many kinds of dust- and fume-producing industrial and agricultural operations, fuel combustion, and atmospheric photochemical reactions. PM-10 and PM-2.5 consist of particulate matter that is 10 microns or less in diameter and 2.5 microns or less in diameter, respectively. PM-10 and PM-2.5 represent fractions of particulate matter that can be inhaled into the air passages and the lungs and can cause adverse health effects.

Pedestrian Facilities. Sidewalks, crosswalks, and trails that should enable people of all age groups and abilities to safely walk to their destinations.

Pedestrian-oriented Development. Development designed with an emphasis on the street sidewalk and on pedestrian access to the building, rather than an auto access and parking areas.

Performance Standards. Standards specifying attainment of a specific level or quality of performance (such as, for example, illumination or noise levels), or provision of a Growth Management facility (such as park land).

Public Facilities. Uses or structures that provide services to the public such as a library, city hall, fire station, police station, park, traffic signal or major street.

Planning Area. The total service area addressed by the General Plan, including land within the City limits and unincorporated land within the City's Sphere of Influence.

Public Safety Power Shutoffs (PSPS). Intentional power shutoffs by the energy provider to reduce likelihood of accidentally starting a wildfire during extreme weather events.

Q

R

Reclaimed Wastewater. Water that is used more than once before it passes back into the natural water cycle by being treated to remove solids and impurities, and used in irrigation, to recharge groundwater aquifers, to meet commercial and industrial water needs, and for drinking.

Renewable Energy. Energy that is collected from resources which are naturally replenished on a human timescale, such as sunlight, wind, rain, tides, waves, and geothermal heat.

Right-of-Way. A continuous strip of land reserved for or actually occupied by a road, crosswalk, railroad, electric transmission lines, oil or gas pipeline, water line, sanitary storm sewer or other similar use.

Riparian. Characteristic vegetation along waterways, often described as "riparian corridors."

Roadway. A strip of land that is covered by a street, public thoroughfare or freeway used for vehicular transportation.

S

Safe Routes to School. A national program started in 1997 to improve safety on walking and bicycling routes to school and to encourage children and families to travel between home and school using these modes.

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

Sensitive Receptors. Persons or land uses that are most sensitive to negative effects of air or noise pollution. Persons who are sensitive receptors include children, the elderly, the acutely ill, and the chronically ill. The term "sensitive receptors" can also refer to the land use categories where these people live or spend a significant amount of time; such areas include residences, schools, playgrounds, child-care centers, hospitals, retirement homes, and convalescent homes.

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

Solid Waste. General category that includes organic wastes, paper products, metals, glass, plastics, cloth, brick, rock, soil, leather, rubber, yard wastes, and wood.

Sound Level. The magnitude or loudness of sound. Sound levels are measured and expressed in decibels (dB).

Special-Status Species. Any species that is listed, or proposed for listing, as threatened or endangered by the U.S. Fish and Wildlife Service or National Marine Fisheries Service under the provisions of the Endangered Species Act. It also includes any species designated by the U.S. Fish and Wildlife Service as a "candidate" or "species of concern" or species identified on California Native Plant Society's Lists 1A, 1B, or 2, implying potential danger of extinction.

Specific Plan. A plan that provides detailed design and implementation tools for a specific portion of the area covered by a general plan. A specific plan may include all regulations, conditions, programs, and/or proposed legislation that may be necessary or convenient for the systematic implementation of any general plan element(s).

The Sphere of Influence (SOI). The City's ultimate service area as established by the Local Agency Formation Commission of Napa County (LAFCO), and includes unincorporated land within Napa County.

State Emergency Management System (SEMS). A system that unifies all elements of California's emergency management community into a single integrated system and standardizes key elements.

State Responsibility Area (SRA). An area of in which the state government is legally responsible for providing fire protection.

State Water Project (SWP). A water storage and delivery system of reservoirs, aqueducts, powerplants and pumping plants that provides water supplies for 25 million Californians and 750,000 acres of irrigated farmland.

Stormwater Drainage. Surplus surface water generated by rainfall that does not seep into the earth but flows overland to a watercourse.

Stormwater Management. A coordinated strategy to minimize the speed and volume of stormwater runoff, control water pollution, and maximize groundwater recharge.

Streetscape. A design term referring to all the elements that constitute the physical makeup of a street and that, as a group, define its character, including building frontage, street paving, street furniture, landscaping, including trees and other plantings, awnings and marquees, signs, and lighting.

Subsidence. Subsidence occurs when a large portion of land is displaced vertically, usually due to the withdrawal of groundwater, oil, or natural gas.

Surface Water. Water found in rivers, streams, creeks, lakes and reservoirs.

Sustainability. Development that meets the needs of the present without compromising the ability of future generations to meet their own needs.

Sustainable Transportation. Methods of transportation that conserves resources or reduces GHG emissions, for example electric vehicles, public transportation, bicycling, walking, or other mobility options.

T

Title 24. Title 24 of the California Code of Regulations contains the regulations that govern the construction of buildings in California.

Threatened Species, California. A species of animal or plant is endangered when its survival and reproduction in the wild are in immediate jeopardy from one or more

causes, including loss of habitat, change in habitat, over-exploitation, predation, competition, disease, or other factors; or when although not presently threatened with extinction, the species is existing in such small numbers that it may become endangered if its environment worsens. A species of animal or plant shall be presumed to be rare or endangered as it is listed in Sections 670.2 or 670.5, Title 14, California Code of Regulations; or Title 50, Code of Federal Regulations Sections 17.11 or 17.12 pursuant to the Federal Endangered Species Act as rare, threatened, or endangered.

Threatened Species, Federal. A species that is likely to become an endangered species within the foreseeable future throughout all or a significant portion of its range.

Toxic Air Contaminant. An air pollutant that may increase a person's risk of developing cancer and/or other serious health effects. Toxic air contaminants include more than 700 chemical compounds that have been determined to have potential adverse health impacts.

Transit Oriented Development (TOD). A development or planning concept typified by the location of residential and commercial districts around a transit station or corridor with high quality service, good walkability, parking management and other design features that facilitate transit use and maximize overall accessibility.

Transit Priority Area. The ½ mile radius surrounding an existing or planned major transit stop or an existing stop along a High-Quality Transit Corridor (HQTC).

Transit Village. Area surrounding a transit station in which the neighborhood is planned, designed, and integrated so that residents, workers, shoppers, and others find it convenient and attractive to patronize transit and other choices in transportation.

Transportation Demand Management (TDM). Measures to improve the movement of persons and goods through better and more efficient utilization of existing transportation systems (e.g., streets and roads, freeways and bus systems) and measures to reduce the number of single-occupant vehicles utilized for commute purposes.

U

Urban Heat Island. A city, metropolitan area, or built area that is significantly warmer than its surrounding areas due to human activities, structures, and materials.

Urban Forest. A wooded area located in a city.

Use. The purpose for which a lot or structure is or may be leased, occupied, maintained, arranged, designed, intended, constructed, erected, moved, altered, and/or enlarged as per the City's Zoning Ordinance and General Plan land use designation.

Use Permit. Permit required for the establishment of conditionally permitted uses or construction involving existing non-conforming parcels, structures, or uses, when required by the Zoning Code.

V

Variation. Change over time.

Vehicle Miles Traveled (VMT). Measures how much automobile travel on roadways (measured in miles) is associated with a proposed land use by multiplying the number of automobile trips by the total distance vehicle travel between trip origin and destination.

Vision Zero. A multi-national road traffic safety project that aims to achieve a highway system with no fatalities or serious injuries in road traffic.

W

Walkability. A characteristic of an area in which destinations are in close proximity and well-connected by streets and paths that provide a good pedestrian environment.

Water Conservation. Any beneficial reduction in water loss, use, or waste. A water conservation measure is an action, behavioral change, device, technology, or improved design or process implemented to reduce water loss, use, or waste.

Watershed. The total area above a given point on a watercourse that contributes water to the flow of the watercourse; the entire region drained by a watercourse.

Wayfinding. The process by which people orient themselves in physical space and navigate from place to place.

Wetlands. Areas that are permanently wet or periodically covered with shallow water, such as saltwater and freshwater marshes, open or closed brackish marshes, swamps, mud flat, and fens.

X**Y****Z**

Zero Emissions Vehicles. A vehicle that emits no tailpipe pollutants from the onboard source of power.

Zero Net Energy. A term that describes a building, community, or other system with zero net energy consumption, meaning the total amount of energy used by the system on an annual basis is roughly equal to the amount of renewable energy created on site.

Zoning Ordinance. The Zoning Ordinance establishes regulations that new development must be consistent with, such as height and density limits, specific uses permitted, setbacks, and design guidelines. The Zoning Ordinance is found within the Municipal Code and must be consistent with the General Plan.

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