

SECTION 9.0 ACRONYMS AND GLOSSARY OF TERMS

9.1 ACRONYMS

Acronym	Acronym and Abbreviation Description
A	
AAQS	ambient air quality standards
ADT	average daily traffic (or average daily trips) made by vehicles or persons in a 24-hour period
AM	morning (before noon)
APCD	Air Pollution Control District
AQMD	Air Quality Management District
AQMP	Air Quality Management Plan
ARB	Air Resources Board
B	
BMPs	Best Management Practices (or Programs)
C	
CAA	Clean Air Act (federal)
CAA	Community Analysis Areas
CAAQS	California Ambient Air Quality Standards
CAC	California Administrative Code
CalEPA	California Environmental Protection Agency
Caltrans	California Department of Transportation
CARB	California Air Resources Board
CBC	California Building Code
CC	City Council
CCAA	California Clean Air Act
CC&Rs	Covenants, Conditions, and Restrictions
CCR	California Code of Regulations
CEQA	California Environmental Quality Act of 1970
CFR	Code of Federal Regulations
CMP	Congestion Management Plan (or Program)
CNEL	Community Noise Equivalent Level
CO	carbon monoxide
CofA	Condition of Approval
COG	Council of Governments
CUP	Conditional Use Permit
D	
DA	Development Agreement
dB	Decibel
dBA	decibel, A-weighted
DDA	Disposition and Development Agreement
DNL	Day Night Noise Level
DPM	Diesel Particulate Matter
du	dwelling unit
du/ac	dwelling units per acre

Acronym	Acronym and Abbreviation Description
E	
EB	eastbound
EIR	Environmental Impact Report (CEQA)
EPA	U.S. Environmental Protection Agency
F	
°F	Degrees Fahrenheit
FAR	Floor Area Ratio
FCAA	Federal Clean Air Act
FEIR or Final EIR	Final Environmental Impact Report (CEQA)
FONSI	Finding of No Significance
G	
GFA	Gross Floor Area
GIS	Geographic Information Systems
GP	General Plan
GPA	General Plan Amendment
gsf	gross square feet
H	
Hazmat	hazardous materials
HCM	Highway Capacity Manual
HOA	Homeowners Association
hr.	Hour
I	
ICU	Intersection Capacity Utilization
IS	Initial Study (CEQA)
ITE	Institute of Transportation Engineers
L	
LCP	Local Coastal Program or Plan
Ldn	Day-Night Average Sound Level
Leq	Sound Energy Equivalent Noise Level
Lmax	maximum noise level
LOS	Level of Service (traffic flow rating)
LUP	Land Use Plan
M	
MFR	Multiple Family Residential
MM	mitigation measure
MMP	Mitigation Monitoring Program
MND	Mitigated Negative Declaration (CEQA)
MOA	Memorandum of Agreement
MOU	Memorandum of Understanding
MPAH	Master Plan of Arterial Highways
Mph	miles per hour
MPRR	Monitoring Program and Reporting Requirements

Acronym	Acronym and Abbreviation Description
N	
NAAQS	National Ambient Air Quality Standards
NAP	not a part
NB	Northbound
ND	Negative Declaration (CEQA)
NEPA	National Environmental Policy Act (of 1969)
NO ₂	nitrogen dioxide
NO _x	oxides of nitrogen (nitric oxide and nitrogen dioxide)
NOA	Notice of Availability (CEQA)
NOC	Notice of Completion (CEQA)
NOD	Notice of Determination (CEQA)
NOP	Notice of Preparation (CEQA)
NPDES	National Pollutant Discharge Elimination System
O	
O ₃	Ozone
OPR	Office of Planning and Research, State of California
OSHA	Occupational Safety and Health Agency
OSHPD	California Office of Statewide Health Planning and Development
P	
Pb	Lead
PC	Planning Commission
PDF	Project Design Feature
PM	evening (after noon)
PM2.5	respirable particulate matter less than 2.5 micrometers in diameter
PM10	respirable particulate matter less than 10 micrometers in diameter
R	
RCPG	Regional Comprehensive Plan and Guide, Southern California Association of Governments
ROC	reactive organic compounds
ROG	reactive organic gases
S	
SB	Senate Bill
SB	southbound
SC	standard condition
SCAB	South Coast Air Basin
SCAG	Southern California Association of Governments
SCAQMD	South Coast Air Quality Management District
SCAQMP	South Coast Air Quality Management Plan
SCH	State Clearinghouse, State of California
SEIR	Supplemental Environmental Impact Report
SEL	Sound Exposure Level
sf	square foot (or feet)
SFR	Single-family residential
SO ₂	sulfur dioxide
SO ₄	Sulfates
SO _x	sulfur oxides

Acronym Acronym and Abbreviation Description

T

TAC	toxic air contaminant
TAZ	Traffic Analysis Zone
TCM	transportation control measure
TCE	Trichloroethylene
TDM	Transportation Demand Management
TOG	total organic gases
TSF	thousand square feet

U

UBC	Uniform Building Code
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V

V/C	volume-to-capacity ratio
VMT	vehicle miles traveled
VOC	volatile organic compounds
vpd	vehicles per day
vph	vehicles per hour
vphpl	vehicles per hour per lane

Z

ZC	Zone Change
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Symbols

µg/L	micrograms per liter
µg/m ³	micrograms per cubic meter

9.2 GLOSSARY OF TERMS

A-Weighted Decibel Sound Level (dBA): (See decibel, A-Weighted)

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

Acre: A unit of land equal to 43,560 square feet.

Adverse Impact: A term used to describe unfavorable, harmful, or detrimental environmental changes. Adverse impacts may be significant or not significant (See Significant Impact).

Air Basin: An area of the state designated by the Air Resources Board pursuant to Subdivision (a) of §39606 of the California Health and Safety Code for air quality planning purposes.

Air Monitoring: The periodic or continuous sampling and analysis of air pollutants in ambient air or from individual pollutant sources.

Air Pollutants: Substances that are foreign to the atmosphere or are present in the natural atmosphere to the extent that they may result in adverse effects on humans, animals, vegetation, and materials. Common air pollutants are ozone, nitrogen dioxide, particular matter,

and carbon monoxide. Air pollution is defined in the California Health and Safety Code as any discharge, release, or other propagation into the atmosphere and includes, but is not limited to, smoke, charred paper, dust, soot, grime, carbon, fumes, gases, odors, particulate matter, acids, or any combination thereof.

Air Pollution Control District (APCD): A local agency with authority to regulate stationary sources of air pollution (such as refineries, manufacturing facilities, and power plants) within a given county, and governed by a District Air Pollution Control Board composed of elected county supervisors and city representatives.

Air Quality Management Plan (AQMP): A plan prepared by an air pollution control district or agency to comply with either the federal Clean Air Act or the California Clean Air Act. An AQMP contains measures that will be taken to attain and maintain federal and state ambient air quality standards. In California, air districts prepare air quality management plans that are included in the state's State Implementation Plan (SIP) that is required by the federal Clean Air Act. Such plans are also referred to as Clean Air Plans or Clean Air Attainment Plans.

Air Quality Model: An algorithmic relationship between pollutant emissions and pollutant concentrations used in the prediction of a project's pollutant impact.

Air Quality Standards: Standards promulgated by state or federal pollution control districts. The specified average concentration of an air pollutant in ambient air during a specified time period at or above which undesirable effects may be produced.

Air Toxics: Any air pollutant for which a national ambient air quality standard (NAAQS) does not exist (i.e., excluding ozone, carbon monoxide, particulate matter, sulfur dioxide, nitrogen dioxide) that may reasonably be anticipated to cause cancer, developmental effects, reproductive dysfunctions, neurological disorders, heritable gene mutations, or other serious or irreversible chronic or acute health effects in humans.

Ambient Conditions: Initial background concentration sensed/measured at a monitoring/sampling site, as in air quality or noise.

Ambient Noise Level: The background noise associated with a given environment, usually a composite of sounds from many sources near and far. The ambient noise level constitutes the normal or existing level of environmental noise at a given location.

Applicant: Applicant means a person who proposes to carry out a project which needs a lease, permit, license, certificate, or other entitlement for use or financial assistance from one or more public agencies when that person applies for the governmental approval or assistance (Source: CEQA Guidelines §15351). For this SEIR, the Applicant is Hoag Hospital.

Approval: Approval means the decision by a public agency which commits the agency to a definite course of action in regard to a project intended to be carried out by any person. The exact date of approval of any project is a matter determined by each public agency according to its rules, regulations, and ordinances. Legislative action in regard to a project often constitutes approval. With private projects, approval occurs upon the earliest commitment to issue or the issuance by the public agency of a discretionary contract, grant, subsidy, loan, or other form of financial assistance, lease, permit, license, certificate, or other entitlement for use of the project (Source: CEQA Guidelines §15352).

Arterial Road: A vehicular right-of-way whose primary function is to carry through traffic in a continuous route across an urban area while also providing some access to abutting land.

Attainment: Achieving and maintaining the air quality standards (both state and federal) for a given air pollutant.

Attainment Area: An area considered to have air quality as good as or better than the National Ambient Air Quality Standard as defined in the Clean Air Act. An area may be an attainment area for one pollutant and a non-attainment area for others.

Average Daily Traffic (ADT): The number of vehicles (trips) passing a given point on a road going in a direction during a 24-hour period.

Background Noise: See Ambient Noise.

Best Available Control Technology (BACT): Under the South Coast Air Quality Management District (SCAQMD) rules, for example, BACT is defined as the most stringent emissions control which for a given air emission source has been: (1) achieved in practice; (2) is identified in a State Implementation Plan; or (3) has been found by the SCAQMD to be technologically achievable and cost-effective.

Building: Any structure having a roof supported by columns or walls and intended for the shelter, housing, or enclosure of persons, animals, or property of any kind.

Building Elevation: A vertical distance of a building above or below a fixed reference level (i.e., mean sea level); a flat scale drawing of the front, rear, or side of a building (Source: *Hoag Memorial Hospital Presbyterian Planned Community Development Criteria and District Regulations, proposed for amendment, 2007*).

Building Envelope: The volume in which a building may be built as circumscribed by setback lines and maximum allowable building heights (Source: *Hoag Memorial Hospital Presbyterian Planned Community Development Criteria and District Regulations, proposed for amendment, 2007*).

Building Height: The vertical distance measured from the finished grade to the highest point of the structure. At all points, the height measurement shall run with the slope of the land (Source: *Hoag Memorial Hospital Presbyterian Planned Community Development Criteria and District Regulations, proposed for amendment, 2007*).

Buildout: Development of land to its full potential or theoretical capacity as permitted under current or proposed planning or zoning designations. The year in which project construction has been completed.

Bulk: The mass or volume of buildings.

California Air Resources Board (CARB): California's lead air quality agency, consisting of a nine-member Governor-appointed board, responsible for motor vehicle air pollution control, and having oversight over California's air pollution management program.

California Ambient Air Quality Standards (CAAQS): Specified concentrations of air pollutants, recommended by the California Department of Health Services and adopted into regulation by the Air Resources Board, which relate the intensity and composition of air pollution

to undesirable effects. CAAQS are the standards that must be met per the requirements of the California Clean Air Act.

California Clean Air Act (CCAA): A California law passed in 1998 that provides the basis for air quality planning and regulation independent of federal regulations, and which establishes new authority for attaining and maintaining California's air quality standards by the earliest practicable date. A major element of the CCAA is the requirement that local Air Pollution Control Districts in violation of the California Ambient Air Quality Standards must prepare attainment plans that identify air quality problems, causes, trends, and actions to be taken for attainment.

California Coastal Commission: The lead agency responsible for carrying out California's federally-approved coastal management program. The Coastal Commission plans for and regulates land and water uses in the coastal zone consistent with policies of the Coastal Act.

California Code of Regulations (CCR): The regulations that implement California laws.

California Department of Transportation (Caltrans): The state government agency responsible for the construction, maintenance, and operation of state and federal highways in California.

California Environmental Protection Agency (Cal EPA): The state agency that incorporates the State Water Resources Control Board, the Integrated Waste Management Board, and other agencies with environmental responsibilities.

California Environmental Quality Act (CEQA): The California Environmental Quality Act, California Public Resources Code Sections 21000 et seq. (Source: CEQA Guidelines §15353).

Carbon Dioxide (CO₂): A colorless gas that enters the atmosphere as the result of natural and artificial combustion processes. It is also a normal part of the ambient air.

Carbon Monoxide (CO): A colorless, odorless gas resulting from the incomplete combustion of fossil fuels. CO interferes with the blood's ability to carry oxygen to the body's tissues and can result in adverse health effects. CO is a criteria air pollutant.

Circulation Element: One of the seven state-mandated elements of a general plan, it identifies the general location and extent of existing and proposed major roads, transportation routes, terminals, and public utilities and facilities. It must be correlated with the land use element.

Clean Air Act (CAA): A federal law passed in 1970 and amended in 1977 and 1990 that sets primary and secondary National Ambient Air Quality Standards for major air pollutants and forms the basis for the national air pollution control effort.

Clean Fuels: Blends and/or substitutes for gasoline fuels. These include compressed natural gas, methanol, ethanol, and others.

Code of Federal Regulations (CFR): The document that codifies all rules of the executive departments and agencies of the federal government. It is divided into 50 volumes, known as titles. Title 40 of the CFR (referenced as 40 CFR) lists all the environmental regulations.

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

Community Noise Equivalent Level (CNEL): A noise compatibility level established by California Administrative Code, Title 21, Section 5000. Represents a time-weighted 24-hour average noise level based on the A-weighted decibel. The CNEL scale includes an additional 5 dB adjustment to sounds occurring in the evening (7 PM to 10 PM) and a 10 dB adjustment to sound occurring in the late evening and early morning between (10 PM and 7 AM).

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

Conformity: A requirement of the federal Clean Air Act that no department, agency, or instrumentality of the federal government shall engage in, support in any way, or provide financial assistance for license, permit, or approve any activity that does not conform with the State Implementation Plan (SIP) by causing or contributing to an increase in air pollution emissions, or violation of an air pollution standard, or frequency of violating that standard.

Congestion Management Plan/Program (CMP): A state mandated program that requires each county to prepare a plan to relieve congestion and air pollution. Growth management techniques include traffic level of service requirements, standards for public transit, trip reduction programs involving transportation systems management and jobs/housing balance strategies, and capital improvement programming, for the purpose of controlling and/or reducing the cumulative regional traffic impacts of development.

Construction: Any site preparation, assembly, erection, substantial repair, alteration, or similar action for or of public or private rights-of-way, structures, utilities, or similar property.

Contiguous: Lands or legal subdivisions having a common boundary; lands having only a common corner are generally not contiguous.

Criteria Pollutant: An air pollutant for which acceptable levels of exposure can be determined and for which a federal or state ambient air quality standard or criteria for outdoor concentrations has been set in order to protect public health.

Cumulative Impact: A cumulative impact refers to two or more individual effects which, when considered together, are considerable or which compound or increase other environmental impacts. The individual effects may be changes resulting from a single project or a number of separate projects. The cumulative impact from several projects is the change in the environment which results from the incremental impact of the project when added to other closely related past, present, and reasonable foreseeable probable future projects. Cumulative impacts can result from individually minor but collectively significant projects taking place over a period of time (Source: CEQA Guidelines §15355).

Day-Night Average Sound Level (Ldn): The A-weighted average sound level in decibels during a 24-hour period with a 10 dB weighting applied to nighttime sound levels (10 PM to 7 AM). This exposure method is similar to the CNEL, but deletes the evening time period (7 PM to 10 PM) as a separate factor.

Decibel (dB): A unit for expressing the relative intensity (loudness) of sounds. The decibel is the logarithm of the ratio of the intensity of a given sound to the faintest sound discernible by the human ear.

Decibel, A-Weighted (dBA): A-weighting is a frequency correction that correlates overall sound pressure levels with the frequency response of the human ear. The unit of measurement is defined as dBA.

Decision Making Authority: Decision-making authority means any person or body vested with the authority to make recommendations or act on application requests. The final decision-making authority is the one which has the authority to act on a request by approving or denying the request. This may include the Community Development Director or his/her designee, Planning Commission, or the City Council.

Decision Making Body: Any person or group of people within a public agency permitted by law to approve or disapprove the project at issue (Source: CEQA Guidelines §15356).

Demolition: Any dismantling, intentional destruction, or removal of structures, utilities, public or private rights-of-way surfaces, or similar property.

Density, Employment: A measure of the number of employed persons per specific area (for example, employees/acre).

Density, Residential: The number of permanent residential dwelling units per acre of land. Densities specified in a general plan may be expressed in units per gross acre or per net developable acre.

Design Capacity: The capacity at which a street, water distribution pipe, pump or reservoir, or a wastewater pipe or treatment plant is intended to operate.

Density: The gross site area which shall include local roadways, slopes, and open space areas, unless otherwise specified. Density is usually expressed “per acre.” For example, a development with 100 dwelling units located on 20 acres has a density of 5 units per acre.

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

Development Agreement: A legislatively-approved contract between a jurisdiction and a person having legal or equitable interest in real property within the jurisdiction (California Government Code §65865 et seq.) that “freezes” certain rules, regulations, and polices applicable to development of a property for a specified period of time, usually in exchange for certain concessions by the owner.

Development Impact Fees: A fee or tax imposed on developers to pay for the costs to the community of providing services to a new development. It is a means of providing a fund for financing new improvements without resorting to deficit financing.

Direct Effects: Effects which are caused by an action and occur at the same time and place.

Discretionary Approval/Decision: A decision requiring the exercise of judgment, deliberation, or decision on the part of the decision-making authority in the process of approving or disapproving a particular activity, as distinguished from situations where the decision-making authority merely has to determine whether there has been conformity with applicable statutes, ordinances, or regulations. An approval by a decision-making body which has the legal discretion to approve or deny a project or action.

Discretionary Project: A project which requires the exercise of judgment or deliberation when the public agency or body decides to approve or disapprove a particular activity, as distinguished from situations where the public agency or body merely has to determine whether there has been conformity with applicable statutes, ordinances, or regulations (Source: CEQA Guidelines §15357).

Dispersion: The process by which atmospheric pollutants disseminate due to wind and vertical stability.

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.

Effects: “Effects” and “impacts” as used in the CEQA Guidelines are synonymous. Effects include: (a) Direct or primary effects which are caused by the project and occur at the same time and place; (b) Indirect or secondary effects which are caused by the project and are later in time or farther removed in distance, but are still reasonably foreseeable. Indirect or secondary effects may include growth-inducing effects and other effects related to induced changes in the pattern of land use, population density, or growth rate, and related effects on air and water and other natural systems, including ecosystems. Effects analyzed under CEQA must be related to a physical change (Source: CEQA Guidelines §15358).

Emergency: Emergency means a sudden, unexpected occurrence, involving a clear and imminent danger, demanding immediate action to prevent or mitigate loss of, or damage to life, health, property, or essential public services. Emergency includes such occurrences as fire, flood, earthquake, or other soil or geologic movements, as well as such occurrences as riot, accident, or sabotage (Source: CEQA Guidelines §15359).

Emergency Room: A service and facility designed to provide acute emergency medical services for possible life threatening situations (Source: *Hoag Memorial Hospital Presbyterian Planned Community Development Criteria and District Regulations, proposed for amendment, 2007*).

Emission Factor: The amount of a specified pollutant emitted from a specified polluting source per unit/quantity of material handled, processed, or burned.

Emission Standards: The federal Environmental Protection Agency (EPA), California Air Resources Board (ARB), or South Coast Air Quality Management District (SCAQMD) standards or limits for air contaminant emissions.

Entitlement, Gross Floor Area: Any area of a building, or portion thereof, including the surrounding exterior walls, but excluding: 1) Area of a building utilized for stairwells and elevator shafts on levels other than the first level of a building in which they appear; 2) Area of a building and/or buildings which are not for general or routine occupancy, such as interstitial or mechanical occupancies; 3) Area of a building used specifically for base isolation and structural system upgrades directly related to requirements of governmental agencies and is not for general or routine occupancy; and 4) Enclosed rooftop mechanical levels not for general or routine occupancy (Source: *Hoag Memorial Hospital Presbyterian Planned Community Development Criteria and District Regulations, proposed for amendment, 2007*).

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

historical or aesthetic significance. The area involved shall be the area in which significant effects would occur either directly or indirectly as a result of the project. The "environment" includes both natural and man-made conditions (Source: CEQA Guidelines §15360).

Environmental Documents: Environmental documents means Initial Studies, Negative Declarations, draft and final EIRs, documents prepared as substitutes for EIRs and Negative Declarations under a program certified pursuant to Public Resources Code Section 21080.5, and documents prepared under NEPA and used by a state or local agency in the place of an Initial Study, Negative Declaration, or an EIR (Source: CEQA Guidelines §15361).

Environmental Impact Report: A detailed statement prepared under the California Environmental Quality Act (CEQA) describing and analyzing the significant environmental effects of a project and discussing ways to mitigate or avoid the effects. The term "EIR" may mean either a draft or a final EIR depending on the context. A Draft EIR means an EIR containing the information specified in CEQA Guidelines §§15122 through 15131. A Final EIR means an EIR containing the information contained in the draft EIR, comments either verbatim or in summary received in the review process, a list of persons commenting, and the response of the Lead Agency to the comments received (Source: CEQA Guidelines §15362).

Environmental Protection Agency (EPA): The federal agency with primary responsibility for the implementation of federal environmental statutes, including the Clean Water Act, Clean Air Act, Safe Drinking Water Act, and the Resource Conservation and Recovery Act. California is included within EPA Region IX, headquartered in San Francisco.

Equivalent Noise Level (Leq): A single-number representation of the fluctuating sound level in decibels over a specified period of time (the sound-energy average of the fluctuating level). The sound level corresponding to a steady state noise level over a given measurement period with the same amount of acoustic energy as the actual time varying noise level.

Exaction: A contribution or payment required as an authorized precondition for receiving a development permit. It usually refers to a mandatory dedication or fee in lieu of dedication requirements found in many subdivision regulations and may apply to land for parks or other public facilities.

First Aid: Low acuity medical treatment for non-life threatening situations (Source: *Hoag Memorial Hospital Presbyterian Planned Community Development Criteria and District Regulations, proposed for amendment, 2007*).

Feasible: Feasible means capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, legal, social, and technological factors (Source: CEQA Guidelines §15364).

Final Map: A map of an approved subdivision filed in the county recorder's office. It shows surveyed lot lines, street rights-of-way, easements, monuments, and distances, angles, and bearings, pertaining to the exact dimensions of all parcels, street lines, and so forth.

Findings of Fact: Findings required by CEQA are the conclusions made regarding the significance of a project in light of its environmental impacts. A public agency cannot approve or carry out a project for which an EIR has been certified which identifies one or more significant environmental effects of the project unless the public agency makes one or more written findings for each of those significant effects, accompanied by a brief explanation of the rationale for each finding (Source: CEQA Guidelines §15091).

First Aid: Low acuity medical treatment for non-life threatening situations (Source: *Hoag Memorial Hospital Presbyterian Planned Community Development Criteria and District Regulations, proposed for amendment, 2007*).

Fixed Noise Source: A stationary device which creates sounds while fixed or motionless, including but not limited to, residential, agricultural, industrial, and commercial machinery and equipment, pumps, fans, compressors, air conditioners, and refrigeration equipment.

Floor Area Ratio: The ratio of gross floor area of all buildings permitted on a site divided by the total net area of the site, expressed in decimals to one or two places. For example, on a site with 10,000 net square feet of land area, a Floor Area Ratio of 1.0 will allow a maximum of 10,000 gross square feet of building floor area to be built. On the same site, an FAR of 1.5 would allow 15,000 square feet of floor area; an FAR of 2.0 would allow 20,000 square feet; and an FAR of 0.5 would allow only 5,000 square feet. Also commonly used in zoning, FARs typically are applied on a parcel-by-parcel basis as opposed to an average FAR for an entire land use or zoning district.

Footprint (Building): The outline of the ground area covered by a building.

Freeway: A high-speed, high-capacity, limited-access road serving regional and county-wide travel. Such roads are free of tolls, as contrasted with “turnpikes” or other “toll roads” now being introduced into southern California. Freeways generally are used for long trips between major land use generators. At Level of Service “E,” they carry approximately 1,875 vehicles per lane per hour, in both directions. Major streets cross at a different grade level.

General Plan: A compendium of city or county policies regarding long-term development, in the form of maps and accompanying text. A General Plan is a legal document required of each local agency by the State of California Government Code §65301 and adopted by a city council or board of supervisors. California law requires the preparation of seven elements or chapters in a General Plan: Land Use, Housing, Circulation, Conservation, Open Space, Noise, and Safety. Additional elements are permitted. References in this SEIR to the General Plan are to the General Plan of the City of Newport Beach.

General Plan Amendment: A change or addition to a community’s general plan. A general plan can be amended up to four times a year.

General Plan Consistency: Compatibility and agreement with a general plan. Consistency exists when the standards and criteria of a general plan are met or exceeded.

Geographic Information System (GIS): A computer system capable of storing, analyzing, and displaying data and describing places on the earth’s surface.

Glare: A light source, either reflected or direct, that is annoying or distracting. The effect produced by lighting sufficient to cause annoyance, discomfort, or loss of visual performance and visibility. Glare can occur when the luminaire or associated lens of a light fixture is directly viewable from a location off the property that it serves.

Grade: For the purpose of determining building height: 1) Finished - the ground level elevation which exists after any grading or other site preparation related to, or to be incorporated into, a proposed new development or alteration of existing developments. (Grades may be worked into buildings to allow for subterranean parking.); 2) Natural - the elevation of the ground surface in its natural state before man-made alterations; 3) Existing - the current elevation of ground

surface. (Source: *Hoag Memorial Hospital Presbyterian Planned Community Development Criteria and District Regulations, proposed for amendment, 2007*).

Grading: Alteration of existing slope and shape of the ground surface. Any excavating or filling of earth material or any combination thereof conducted at a site to prepare said site for construction or other improvements thereon.

Growth Management: The use by a community of a wide range of techniques in combination to determine the amount, type, and rate of development desired by the community and to channel that growth into designated areas. Growth management policies can be implemented through growth rates, zoning, capital improvement programs, public facilities ordinances, urban limit lines, standards for levels of service, and other programs.

Growth Management Plan (GMP): A plan developed by the Southern California Association of Governments (SCAG) that contains demographic projections (i.e., housing units, employment, and population for its six-county region (i.e., Los Angeles, Orange, Riverside, San Bernardino, Ventura, and Riverside Counties). The plan provides recommendations for local governments to better accommodate the growth projected by occur and reduce environmental impacts.

Hazardous Material: A substance or combination of substances which because of its quantity, concentration, or physical, chemical or infectious characteristics, may either: (1) cause, or significantly contribute to, an increase in mortality or an increase in serious, irreversible, or incapacitating reversible, illness; or (2) pose a substantial present or potential hazard to human health or environment when improperly treated, stored, transported, disposed of or otherwise managed.

Hazardous Waste: A waste or combination of wastes that, because of its quantity, concentration, or physical, chemical, or infectious characteristics, may either cause or significantly contribute to an increase in mortality or an increase in serious irreversible illness, or pose a substantial present or potential hazard to human health or the environment when improperly treated, stored, transported, disposed of, or otherwise managed. A hazardous material that cannot be reused or recycled. A hazardous waste possesses at least one of four characteristics—ignitability, corrosivity, reactivity, or toxicity—or appears on special EPA or state lists. Hazardous waste is regulated under the federal Resource Conservation and Recovery Act and the California Health and Safety Code.

Health Care Institution: Any hospital, convalescent home, or other similar facility excluding residential.

Height: The vertical distance from the adjacent grade to the highest point of that which is being measured.

Heliport: An identifiable area on land or water, including any building or facilities thereon, used or intended to be used for the landing and takeoff of helicopters. Does not include temporary landing and takeoff sites. Refueling and overnight maintenance are permitted.

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

Horizontal and Vertical Building Envelopes: The maximum width and height of a structure based on minimum setback requirements and maximum building height limitations for the zone within which the project is located. These envelopes may be used to evaluate visual impacts when specific architectural plans are not provided for subdivision review.

Hot Spot: A localized concentration of an air pollutant associated with restricted dispersion conditions, often occurring in such places as street intersections or close to the source of emissions.

Housing Element: One of the seven state-mandated elements of a local general plan, it assesses the existing and projected housing needs of all economic segments of the community, identifies potential sites adequate to provide the amount and kind of housing needed, and contains adopted goals, policies, and implementation programs for the preservation, improvement, and development of housing. Under State law, a housing element must be updated every five years.

Hydrocarbons (HC): These gases represent unburned and wasted fuel. They come from incomplete combustion of gasoline and from evaporation of petroleum fuels.

Impact: The effect, influence, or imprint of an activity or the environment. Impacts include: direct or primary effects which are caused by the project and occur at the same time and place; indirect or secondary effects which are caused by the project and are later in time or farther removed in distance, but are still reasonably foreseeable. Indirect or secondary effects may include growth-inducing effects and other effects related to induced changes in the pattern of land use, population density, or growth rate and related effects on air and water and other natural systems, including ecosystems.

Impact Fee: A fee, also called a development fee, levied on the developer of a project by a city, county, or public agency as compensation for otherwise-unmitigated impacts the project will produce. California Government Code Section 66000 et seq. specifies that development fees shall not exceed the estimated reasonable cost of providing the service for which the fee is charged. To lawfully impose a development fee, the public agency must verify its method of calculation and document proper restrictions of use of the fund.

Impulsive Noise: A noise of short duration usually less than one second and of high intensity, with an abrupt onset and rapid decay (Source: *City of Newport Beach Municipal Code* Section 10.26.010).

Incorporation by Reference: Reliance on a previous environmental document for some portion of the environmental analysis of a project. An EIR or Negative Declaration may incorporate by reference all or portions of another document which is a matter of public record or is generally available to the public. Where all or part of another document is incorporated by reference, the incorporated language shall be considered to be set forth in full as part of the text of the EIR or Negative Declaration (Source: CEQA Guidelines §15150).

Indirect Impact: Effects caused by an action that are later in time or farther removed in distance, but are still reasonably foreseeable. Indirect effects may include growth inducing effects and other effects related to induced changes in the pattern of land use, population density or growth rate, and related effects on air and water and other natural systems, including ecosystems.

Indirect Source: Any structure or installation which attracts an activity which creates emissions of pollutants. For example, a major employment center, a shopping center, an airport, or a stadium can all be considered to be indirect sources. For purposes of air quality, facilities, buildings, structures, properties, and/or roads which, through their construction, indirectly contribute to air pollution. This includes projects and facilities that attract or generate mobile

sources activity (autos and trucks), such as shopping centers, employment sites, schools, and housing developments that result in emissions of any regulated air pollutant.

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

Initial Study: Under CEQA, a preliminary analysis prepared by the Lead Agency to determine whether an EIR, a Negative Declaration, or Mitigated Negative Declaration must be prepared or to identify the significant environmental effects to be analyzed in an EIR (Source: CEQA Guidelines §15365).

Inpatient Uses: Hospital patient services which require 24 hour or more stays (Source: *Hoag Memorial Hospital Presbyterian Planned Community Development Criteria and District Regulations, proposed for amendment, 2007*).

Institutional Use: A non-profit or quasi-public use or institution, such as a church, library, public or private school, hospital, or municipally owned or operated building, structure or land used for public purpose.

Institute of Transportation Engineers (ITE): Organization for professional transportation engineers. ITE publishes the Trip Generation Manual, which provides information on trip generation for land uses and building types. For instance, if an individual needs to know the number of trip ends produced by an industrial park, the report provides a trip rate based upon the size of the building. The report also divides the trip rate into peak hour rates, weekday rates, etc.

Intensity, Building: For residential uses, the actual number or the allowable range of dwelling units per net or gross acre. For non-residential uses, the actual or the maximum permitted floor area ratios (FARs).

Inter Alia: Latin: "among other things," "for example" or "including". Legal drafters would use it to precede a list of examples or samples covered by a more general.

Intersection Capacity: The maximum number of vehicles that has a reasonable expectation of passing through an intersection in one direction during a given time period under prevailing roadway and traffic conditions.

Intersection Capacity Utilization Method (ICU): A method of analyzing intersection level of service by calculating a volume-to-capacity (V/C) ratio for each governing "critical" movement during a traffic signal phase. The V/C ratio for each phase is summed with the others at the intersection to produce an overall V/C ratio for the intersection as a whole. The ICU is usually expressed as a percent. The percent represents that portion of the hour required to provide sufficient capacity to accommodate all intersection traffic if all approaches operate at capacity. The V/C ratio represents the percent of intersection capacity used. For example, a V/C ratio of 0.85 indicates that 85 percent of capacity is being used.

Intrusive Noise: Noise which intrudes over and above the existing ambient noise at a given location. The relative intrusiveness of a sound depends upon its amplitude, duration, frequency, and time of occurrence and tonal or information content as well as the prevailing ambient noise level.

Intruding Noise Level: The total sound level, in decibels, created, caused, maintained, or originating from an alleged offensive source at a specified location while the alleged offensive source is in operation (Source: *City of Newport Beach Municipal Code* Section 10.26.010).

Inversion Layer: A condition in the atmosphere through which the temperature increases with altitude, holding cooler surface air down along with its pollutants.

Landscape Area: The landscape area shall include on-site walks, plazas, water, rooftop landscaping, and all other areas not devoted to building footprints or vehicular parking and drive surfaces (Source: *Hoag Memorial Hospital Presbyterian Planned Community Development Criteria and District Regulations, proposed for amendment, 2007*).

Land Use: The purpose or activity for which a piece of land or its buildings is designed, arranged, or intended, or for which it is occupied or maintained.

Land Use Classification: A system for classifying and designating the appropriate use of properties.

Land Use Element: Designates the general location and intensity of housing, business, industry, open space, education, public buildings and grounds, waste disposal facilities, and other land uses.

Land Use Plan: An adopted map depicting the approximate location of residential, commercial, public, semi-public, and private uses, open space, and road systems with a statistical summary of areas and densities for these land uses.

Lead Agency: The public agency which has the principal responsibility for carrying out or approving a project. The Lead Agency will decide whether an EIR or Negative Declaration will be required for the project and will cause the document to be prepared (Source: CEQA Guidelines §15367).

Level of Service (LOS): LOS is the qualitative measure that incorporates the collective factors of speed, travel time, traffic interruption, freedom to maneuver, safety, driving comfort and convenience, and operating costs provided by a highway facility under a particular volume condition.

Level of Service A: Indicates a relatively free flow of traffic, with little or no limitation on vehicle movement or speed.

Level of Service B: Describes a steady flow of traffic, with only slight delays in vehicle movement and speed. All queues clear in a single signal cycle.

Level of Service C: Denotes a reasonably steady, high-volume flow of traffic, with some limitations on movement and speed, and occasional backups on critical approaches.

Level of Service D: Designates the level where traffic nears an unstable flow. Intersections still function, but short queues develop and cars may have to wait through one cycle during short peaks.

Level of Service E: Represents traffic characterized by slow movement and frequent (although momentary) stoppages. This type of congestion is considered severe, but is not

uncommon at peak traffic hours, with frequent stopping, long-standing queues, and blocked intersections.

Level of Service F: Describes unsatisfactory stop-and-go traffic characterized by “traffic jams” and stoppages of long duration. Vehicles at signalized intersections usually have to wait through one or more signal changes, and “upstream” intersections may be blocked by the long queues.

Local Agency: Local agency means any public agency other than a state agency, board, or commission. Local agency includes but is not limited to cities, counties, charter cities and counties, districts, school districts, special districts, redevelopment agencies, local agency formation commissions, and any board, commission, or organizational subdivision of a local agency when so designated by order or resolution of the governing legislative body of the local agency (Source: CEQA Guidelines §15368).

Local Coastal Program (LCP): A combination of a local governments land use plans, zoning ordinances, zoning district maps, and (within sensitive coastal resources areas) other implementing actions that together meet the local requirements of, and implement the provisions and policies of, the California Coastal Act of 1976.

Local Coastal Program Land Use Plan: The relevant portion of a local government general plan or coastal element that details type, location, and intensity of land use, applicable resource protection and development policies, and, where necessary, implementation actions.

Luminaire or Luminary: The light-producing element of a light fixture. Examples are bulbs and tubes.

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

May: In accordance with CEQA Guidelines §15005, “may” identifies a permissive element which is left fully to the discretion of the public agencies involved.

Mean Sea Level: A reference or datum mark measuring land elevation using the average level of the ocean between high and low tides (Source: *Hoag Memorial Hospital Presbyterian Planned Community Development Criteria and District Regulations, proposed for amendment, 2007*).

Median: A physical divider separating lanes of traffic that typically are traveling in opposite directions. A median is often installed to prohibit unsafe turning movements. It can also be used to beautify a streetscape.

Ministerial: Describes a governmental decision involving little or no personal judgment by the public official as to the wisdom or manner of carrying out the project. The public official merely applies the law to the facts as presented, but uses no special discretion or judgment in reaching a decision. A ministerial decision involves only the use of fixed standards or objective measurements, and the public official cannot use personal, subjective judgment in deciding whether or how the project should be carried out. Common examples of ministerial permits include automobile registrations, dog licenses, and marriage licenses. A building permit is

ministerial if the ordinance requiring the permit limits the public official to determining whether the zoning allows the structure to be built in the requested location, the structure would meet the strength requirements in the Uniform Building Code, and the applicant has paid his fee (Source: CEQA Guidelines §15369).

Mitigation: Mitigation refers to: (1) avoiding the impact altogether by not taking a certain action or parts of an action; (2) minimizing impacts by limiting the degree or magnitude of the action and its implementation; (3) rectifying the impact by repairing, rehabilitating, or restoring the impacted environment; (4) reducing or eliminating the impact over time by preservation and maintenance operations during the life of the action; or (5) compensating for the impact by replacing or providing substitute resources or environments (Source: CEQA Guidelines §15370).

Mitigation Measure: Action taken to reduce 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 replacing or providing substitute resources or environments.

Mitigation Monitoring Program: When a lead agency adopts a mitigated negative declaration or an EIR, it must adopt a program of monitoring or reporting which will ensure that mitigation measures are implemented (Sources: CEQA Statute §21081.6[a] and CEQA Guidelines §§15091[d] and 15097).

Mixed Use: Properties on which various uses, such as office, commercial, institutional, and residential, are combined in a single building or on a single site in an integrated development project with significant functional interrelationships and a coherent physical design. A “single site” may include contiguous properties.

Mobile Noise Source: Any noise source other than a fixed noise source.

Mobile Sources: A source of air pollution that is related to transportation vehicles, such as automobiles or buses.

Must: In accordance with CEQA Guidelines §15005, “must” or “shall” identifies a mandatory element which all public agencies are required to follow.

National Ambient Air Quality Standards (NAAQS): Standards set by the federal Environmental Protection Agency for the maximum levels of air pollutants that can exist in the ambient air without unacceptable effects on human health or public welfare.

National Environmental Policy Act (NEPA): In 1969, the National Environmental Policy Act was enacted establishing a national environmental policy and the Council on Environmental Quality (CEQ) to advise the President on environmental issues. NEPA requires the preparation of environmental impact statements (EIS) for all major federal actions which would have a significant effect on the environment. NEPA served as a model for the California Environmental Quality Act (CEQA) enacted in 1970.

Nitrogen Oxides (NO_x): Chemical compounds containing nitrogen and oxygen; reacts with volatile organic compounds, in the presence of heat and sunlight to form ozone. It is also a major precursor to acid rain.

Nitrogen Dioxide (NO₂): A secondary contaminant formed through a reaction between nitric oxide (NO) and atmospheric oxygen, irritates the lungs at high concentrations and contributes to ozone formation.

Noise: Annoying, harmful, or unwanted sound.

Noise Attenuation: Reduction of the level of a noise source using a substance, material, or surface, such as earth berms and/or solid concrete walls.

Noise Barrier: A wall or other solid structure constructed with the objective of attenuating (i.e., reducing) noise behind the barrier; commonly, a noise wall along a roadway.

Noise Contour: A line connecting points of equal noise level as measured on the same scale. Noise levels greater than the 60 Ldn contour (measured in dBA) require noise attenuation in residential development.

Noise Element: One of the seven state-mandated elements of a local general plan. It identifies and appraises noise problems and sounds within the affecting the community, and forms the basis for distributing new noise-sensitive land uses.

Noise Sensitive Land Use: Any land use (i.e., residential development) or designated geographic area (i.e., hospital complex) where “intrusive noise” is incompatible with the conduct of the noise sensitive uses or constitutes a “noise disturbance” for residents or works.

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

Notice of Completion: A brief notice filed with the Office of Planning and Research (OPR) by a Lead Agency as soon as it has completed a draft EIR, and is prepared to send out copies for review (Source: CEQA Guidelines §15372).

Notice of Determination: A brief notice to be filed by a public agency after it approves or determines to carry out a project which is subject to the requirements of CEQA. The filing of the NOD starts the statute of limitations period (Source: CEQA Guidelines §15373).

Notice of Preparation: A brief notice sent by a Lead Agency to notify responsible agencies, trustee agencies, and involved federal agencies that the Lead Agency plans to prepare an EIR for the project. The purpose of the notice is to solicit guidance from those agencies as to the scope and content of the environmental information to be included in the EIR. Public agencies are free to develop their own formats for this notice (Source: CEQA Guidelines §15375).

Objective: A description of a desired condition for a resource. Objectives can be quantified and measured and, where possible, have established time frames for achievement.

Office of Statewide Health Planning and Development, California (OSHPD): OSHPD is responsible for overseeing all aspects of construction of general acute care hospital, psychiatric hospital, and multiple-story skilled nursing home, and intermediate care facilities in California. This responsibility includes: a) establishing building standards adopted in the California Building

Standards Code which govern construction of these types of facilities; b) reviewing plans and specifications for new construction, alteration, renovation, or additions to health facilities; and, c) observing construction in progress to ensure compliance with the approved plans and specifications.

Open Space: Land that has been left in its natural state and has not been developed with primary or accessory structures.

Open Space Element: One of the seven state-mandated elements of a local general plan. It contains an inventory of privately and publicly owned open-space lands, and adopted goals, policies, and implementation programs for the preservation, protection, and management of open space lands.

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

Outpatient Uses: Hospital patient services which do not exceed 24 hours (Source: *Hoag Memorial Hospital Presbyterian Planned Community Development Criteria and District Regulations, proposed for amendment, 2007*).

Overlay: A land use designation on the land use map, or a zoning designation on a zoning map, that modifies the basic underlying designation in some specific manner.

Oxides of Nitrogen: A reddish-brown gas with an odor similar to bleach. The major source of this pollutant is the high temperature combustion of fossil fuels. Health effects include irritation and damage to lungs and lower resistance to respiratory infections.

Ozone (O₃): 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. Ozone can irritate the lungs as well as damage to trees, crops, and materials. There is a natural layer of ozone in the upper atmosphere which shields the earth from harmful ultraviolet radiation. Ozone is a criteria pollutant.

Parcel: The basic unit of land entitlement. A designated area of land established by plat, subdivision, or otherwise legally defined and permitted to be used or built upon.

Parcel Map: A map depicting the establishment of up to four new lots by splitting a recorded lot. Parcel maps are subject to the California Subdivision Map Act and a city's subdivision regulations.

Particulate Matter-Fine (PM_{2.5}): PM_{2.5} is a mixture of very small particulates with an aerodynamic diameter equal to or less than 2.5 microns. PM_{2.5} consists of particles directly emitted into the air and particulates formed in the air from the chemical transformation of gaseous pollutants. PM_{2.5} particulates are emitted from activities such as industrial and residential combustion, and from vehicle exhaust. Particles 2.5 microns or smaller infiltrate the deepest portions of the lungs, increasing the risks of long-term disease, including chronic respiratory disease, cancer, and increased and premature death.

Particulate Matter (PM₁₀): PM₁₀ is any particulate matter with an aerodynamic diameter equal to or less than 10 microns. PM₁₀ consists of particles directly emitted into the air and particulates formed in the air from the chemical transformation of gaseous pollutants. PM₁₀ particulates are emitted from activities such as industrial and residential combustion, and from

vehicle exhaust. PM10 causes adverse health effects, atmospheric visibility reduction. It is a criteria pollutant.

Parts Per Million (ppm): The number of weight or volume units of a minor constituent present within each one million units of the major constituent of a solution or mixture, such as salts in water.

Peak Hour or Peak Period: The one hour period during which the roadway carries the greatest number of vehicles. Traffic volumes are not constant throughout the day. Peak hours are the times during which volumes are significantly higher than others. Most areas have two peak hours—morning while people travel to work and late afternoon or evening as they leave work and return home. In some cases as third, though usually smaller, peak occurs during the middle of the day. As development intensifies and traffic volumes increase, the durations of the peaks are extended until eventually the peak hour becomes a peak period which may last for two or three hours. Peak period volumes are important as these are the times of day when the most severe congestion occurs, and intersections must be designed to accommodate these volumes if smooth traffic flow is to be maintained. The peak hour refers to the one-hour period during the AM peak period (typically 7 AM to 9 AM) and the one-hour period during the PM peak period (typically 3 PM to 6 PM) in which the greatest number of vehicle trips are generated by a given land use or are traveling on a given roadway.

Permit: The possession of a permit issued by the city, or where no permits are issued, the sanctioning of the activity by the jurisdiction as noted in a public record.

Person: Person includes any person, firm, association, organization, partnership, business, trust, corporation, limited liability company, company, district, city, county, city and county, town, the state, and any of the agencies or political subdivisions of such entities (Source: CEQA Guidelines §15376).

Person Trips: Indicates the number of people, and are of interest in situations where there may be opportunities to accomplish more one-person trips with less vehicle trips—such as a carpool.

pH: A measure of acidity or alkalinity of a material, liquid, or solid. pH represent, on a scale of 0 to 14 with 7 representing a neutral state, 0 representing the most acid and 14 the alkaline.

Photochemical Smog: The atmospheric condition that results when reactive organic gases and nitrogen oxides emitted into the atmosphere react in the presence of sunlight to form other pollutants, such as oxidants.

Planning Commission: A body, usually having five or seven members, created by a city or county in compliance with California law (Government Code §65100) that requires the assignment of the planning functions of the city or county to a planning department, planning commission, hearing officers, and/or the legislative body itself, as deemed appropriate by the legislative body.

Police Power: The inherent right of a government to restrict an individual's conduct or use of his/her property in order to protect the health, safety, welfare, and morals of the community.

Precursor: A chemical compound that leads to the formation of a pollutant. Reactive organic gases and nitrogen oxides are precursors of photochemical oxidants.

Private Project: A “private project” means a project which will be carried out by a person other than a governmental agency, but the project will need a discretionary approval from one or more governmental agencies for: (a) a contract or financial assistance; or (b) a lease, permit, license, certificate, or other entitlement for use (Source: CEQA Guidelines §15377).

Program EIR: An EIR prepared on a series of actions that can be characterized as one large project. A program EIR generally establishes a framework for tiered or project-level environmental documents that are prepared in accordance with the overall program (Source: CEQA Guidelines §15168[a]).

Project: Project means the whole of an action which has a potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment, and that is any of the following: (a) an activity directly undertaken by any public agency including but not limited to public works construction and related activities clearing or grading of land, improvements to existing public structures, enactment and amendment of zoning ordinances, and the adoption and amendment of local General Plans or elements thereof pursuant to Government Code Sections 65100-65700; (b) an activity undertaken by a person which is supported in whole or in part through public agency contacts, grants, subsidies, loans, or other forms of assistance from one or more public agencies; (c) an activity involving the issuance to a person of a lease, permit, license, certificate, or other entitlement for use by one or more public agencies. Project does not include: (a) Proposals for legislation to be enacted by the State Legislature; (b) Continuing administrative or maintenance activities, such as purchases for supplies, personnel-related actions, general policy and procedure making (except as they are applied to specific instances covered above); (c) The submittal of proposals to a vote of the people of the state or of a particular community; (d) The creation of government funding mechanisms or other government fiscal activities, which do not involve any commitment to any specific project which may result in a potentially significant physical impact on the environment. The term “project” refers to the activity which is being approved and which may be subject to several discretionary approvals by governmental agencies. The term “project” does not mean each separate governmental approval. Where the Lead Agency could describe the project as either the adoption of a particular regulation under subsection (a)(1) or as a development proposal which will be subject to several governmental approvals under subsections (a)(2) or (a)(3), the Lead Agency shall describe the project as the development proposal for the purpose of environmental analysis. This approach will implement the Lead Agency principle as described in Article 4 (Source: CEQA Guidelines §15378).

Project Description: Describes the basic characteristics of the project including location, need for the project, project objectives, technical and environmental characteristics, project size and design, project phasing, and required permits. The level of detail provided in the project description varies according to the type of environmental document prepared.

Project EIR: An EIR that examines the impacts that would result from development of a specific project (Source: CEQA Guidelines §15161).

Public Agency: Public agency includes any state agency, board, or commission and any local or regional agency, as defined in these Guidelines. It does not include the courts of the state. This term does not include agencies of the federal government (Source: CEQA Guidelines §15379).

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

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

Reactive Organic Compound (ROC)/Reactive Organic Gases (ROG): Any organic compound containing at least one carbon atom, except for specific exempt compounds found to be non-photochemically reactive and thus not participating in smog formation. Classes of hydrocarbons (olefins, substituted aromatics, and aldehydes) that are likely to react with ozone and nitrogen dioxide in the atmosphere to form photochemical smog. Also referred to as non-methane organic compounds or volatile organic compounds.

Regional: Pertaining to activities or economies at a scale greater than that of a single jurisdiction, and affecting a broad geographic area.

Residential Care: Medically-oriented residential units that do not require the acuity level generally associated with inpatient services but require overnight stays (Source: *Hoag Memorial Hospital Presbyterian Planned Community Development Criteria and District Regulations, proposed for amendment, 2007*).

Responsible Agency: A public agency which proposes to carry out or approve a project, for which a Lead Agency is preparing or has prepared an EIR or Negative Declaration. For the purposes of CEQA, the term "Responsible Agency" includes all public agencies other than the Lead Agency which have discretionary approval power over the project (Source: CEQA Guidelines §15381).

Reviewing Agencies: Local, state, and federal agencies with jurisdiction over the project area or resources potentially affected by the project. Cities and counties are also considered reviewing agencies.

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

Risk Assessment: The qualitative and quantitative evaluation of the risk posed to human health and/or the environment by the actual or potential presence and/or use of specific pollutants.

Safety Element: One of the seven state-mandated elements of the general plan. It establishes the policies and programs to protect the community from risks associated with seismic, geologic, flood, and wildfire hazards.

Scale: Refers to the geographic area and data resolution under examination in an assessment or planning effort.

Sensitive Receptors: Sensitive receptors are people or institutions with people that are particularly susceptible to illness from environmental pollution, such as the elderly, very young children, people already weakened by illness (e.g., asthmatics), and persons engaged in strenuous exercise.

Shall: In accordance with CEQA Guidelines §15005, "shall" or "must" identifies a mandatory element which all public agencies are required to follow.

Should: In accordance with CEQA Guidelines §15005, “should” identifies guidance provided by the Secretary for Resources based on policy considerations contained in CEQA, in the legislative history of the statute, or in federal court decisions which California courts can be expected to follow. Public agencies are advised to follow this guidance in the absence of compelling, countervailing considerations.

Simple Tone Noise: A noise characterized by a predominant frequency or frequencies so that other frequencies cannot be readily distinguished. If measured, simple tone noise shall exist if the one-third octave band sound pressure levels in the band with the tone exceeds the arithmetic average of the sound pressure levels of the two continuous one-third octave bands as follows: five Db for frequencies of 500 Hertz (Hz) and above or, by 15 Db for frequencies less than or equal to 123 Hz (Source: *City of Newport Beach Municipal Code Section 10.26.010*).

Significant Impact or Significant Effect on the Environment: As defined by the CEQA Guidelines, a substantial, or potentially substantial, adverse change in any of the physical conditions within the area affected by the project including land, air, water, minerals, flora, fauna, ambient noise, and objects of historic or aesthetic significance. An economic or social change by itself shall not be considered a significant effect on the environment. A social or economic change related to a physical change may be considered in determining whether the physical change is significant. The lead agency will determine whether a project may have a significant effect on the environment based on substantial evidence in light of the whole record (Source: CEQA Guidelines §15382).

Site Area: For the purposes of determining development area: (1) gross: parcel area prior to dedications; (2) net: parcel area after dedications (Source: *Hoag Memorial Hospital Presbyterian Planned Community Development Criteria and District Regulations, proposed for amendment, 2007*).

Sound Level Meter: An instrument meeting American National Standard Institute's Standard S1.4-1971 or most recent revision thereof for Type 2 sound level meters or an instrument and the associated recording and analyzing equipment which will provide equivalent data.

South Coast Air Basin (SCAB): A geographic area defined by the San Jacinto Mountains to the east, the San Bernardino Mountains to the north, and the Pacific Ocean to the west and south. The SCAB is under the jurisdiction of the South Coast Air Quality Management District (SCAQMD).

South Coast Air Quality Management District (SCAQMD): The agency responsible for protecting public health and welfare through the administration of federal and state air quality laws, regulations, and policies in the South Coast Air Basin.

Southern California Association of Governments (SCAG): The organization, known in federal law as a Council of Governments or Metropolitan Planning Organization. As the designated Metropolitan Planning Organization, Southern California Association of Governments (SCAG) represents the counties of Imperial, Riverside, San Bernardino, Orange, Los Angeles, and Ventura, and the cities within these six counties. SCAG is mandated by the federal government to research and prepare plans for transportation, growth management, hazardous waste management, and air quality. Additional mandates exist at the state level.

State Agency: State agency means a governmental agency in the executive branch of the State Government or an entity which operates under the direction and control of an agency in

the executive branch of State Government and is funded primarily by the State Treasury (Source: CEQA Guidelines §15383).

State Implementation Plan (SIP): A document prepared by each state, and subject to federal Environmental Protection Agency (EPA) approval, which describes existing air quality conditions and identifies actions and programs to be undertaken by the state and its subdivisions to attain and maintain National Ambient Air Quality Standards. A SIP is a compilation of all of a state's air quality plans and rules that have been approved by the federal EPA. In California, air districts prepare non-attainment plans that are included in the state's SIP.

Statement of Overriding Considerations: A statement indicating that even though a project would result in one or more unavoidable adverse impacts, specific economic, social or other stated benefits are sufficient to warrant project approval.

State Transportation Improvement Plan (STIP): A capital improvement program of transportation projects funded with revenues from the State Highway Account and other sources.

Stationary Source: A source of air pollution that is not mobile. Any building, structure, facility, or installation which emits or may emit any affected pollutant directly or as a fugitive emission. Building, structure, facility, or installation means any pollutant emitting activities, including activities located in California coastal waters adjacent to the District boundaries, which a. belong to the same industrial grouping, and b. are located on one or more contiguous or adjacent properties (except for activities located in coastal waters, and c. are under the same or common ownership, operation, or control or which are owned or operated by entities which are under common control.

Statute of Limitations: The time period within which a lawsuit may be filed or other legal action to challenge a CEQA document and approval.

Streets: Reference to all streets or rights-of-way shall mean dedicated vehicular rights-of-way (Source: *Hoag Memorial Hospital Presbyterian Planned Community Development Criteria and District Regulations, proposed for amendment, 2007*).

Structure: Anything, including a building, located on the ground in a permanent location or attached to something having a permanent location on the ground.

Supplement to an EIR/Supplemental EIR: An EIR prepared for projects in which only minor changes would be necessary to make the previous EIR adequate for the project as revised. A Supplement to an EIR may be circulated by itself without recirculating the previous Draft or Final EIR, but the Supplement must receive the same circulation and review as the previous EIR (Source: CEQA Guidelines §15163).

Substantial Evidence: Substantial evidence as used in these guidelines means enough relevant information and reasonable inferences from this information that a fair argument can be made to support a conclusion, even though other conclusions might also be reached. Whether a fair argument can be made that the project may have a significant effect on the environment is to be determined by examining the whole record before the lead agency. Argument, speculation, unsubstantiated opinion or narrative, evidence which is clearly erroneous or inaccurate, or evidence of social or economic impacts which do not contribute to or are not caused by physical impacts on the environment does not constitute substantial evidence.

Substantial evidence shall include facts, reasonable assumptions predicated upon facts, and expert opinion supported by facts (Source: CEQA Guidelines §15384).

Sulfur Dioxide (SO₂): A colorless, extremely irritating gas or liquid. Sulfur dioxide enters the atmosphere as a pollutant mainly as a result of burning high sulfur-content fuel oils and coal and from chemical processes occurring at chemical plants and refineries. There are National Ambient Air Quality Standards and California Air Quality Standards for sulfur dioxide.

Transportation Analysis Zone (TAZ): A geographic area that identifies land uses and associated trips that is used for making land use projections and performing traffic modeling.

Threshold of Significance: Criteria for each environmental issue area to assist with determinations of significance of project impacts.

Tiered Project: A specific project evaluated in a project EIR, Negative Declaration, or Mitigated Negative Declaration that is covered by a certified Program EIR.

Tiering: Tiering refers to the coverage of general matters in broader EIRs (such as on general plans or policy statements) with subsequent narrower EIRs or ultimately site-specific EIRs incorporating by reference the general discussions and concentrating solely on the issues specific to the EIR subsequently prepared. Tiering is appropriate when the sequence of EIRs is: (a) from a general plan, policy, or program EIR to a program, plan, or policy EIR of lesser scope or to a site-specific EIR; or (b) from an EIR on a specific action at an early stage to a subsequent EIR or a supplement to an EIR at a later stage. Tiering in such cases is appropriate when it helps the Lead Agency to focus on the issues which are ripe for decision and exclude from consideration issues already decided or not yet ripe (Source: CEQA Guidelines §15385).

Title 24 of the California Code of Regulations: Title 24 is part of the California Buildings Standards Code, the building regulations of California. Part 6 is the Energy Code.

Toxic Air Contaminant (TACs): Airborne chemical compounds determined by the U.S. EPA and the California EPA, including the Office of Environmental Health Hazard Assessment and the California Air Resources Board, to pose a potential threat to public health. Air pollutants (excluding ozone, carbon monoxide, PM₁₀, sulfur dioxide, and nitrogen dioxide) that may reasonably be anticipated to cause cancer, developmental effects, reproductive dysfunctions, neurological disorders, heritable gene mutations, or other serious or irreversible acute or chronic health effects in humans. Toxic air pollutants are regulated under different federal and state regulatory processes than criteria pollutants. Health effects from exposure to toxic air pollutants may occur at extremely low levels.

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

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

Transportation Control Measures (TCMs): Air pollution control measures in the Air Quality Management Plan that are directed to reducing air emissions by reducing vehicle travel. Federal and state law specifies requirements for TCMs. Steps taken by a locality to adjust traffic

patterns (e.g., bus lanes, right turn on red) or reduce vehicle use (ridesharing, high-occupancy vehicle lanes) to reduce vehicular emissions of air pollutants.

Transportation Demand Management (TDM): A strategy for reducing demand on the road system by reducing the number of vehicles using the roadways and/or increasing the number of persons per vehicle. TDM attempts to reduce the number of persons who drive alone on the roadway during the commute period and to increase the number in carpools, vanpools, buses and trains, walking, and biking. TDM can be an element of Transportation Systems Management.

Transportation Systems Management (TSM): A comprehensive strategy developed to address the problems caused by additional development, increasing trips, and a shortfall in transportation capacity. Transportation Systems Management focuses on more efficiently utilizing existing highway and transit systems rather than expanding them. TSM measures are characterized by their low cost and quick implementation time frame, such as computerized traffic signals, metered freeway ramps, and one-way streets.

Trip: The trip is the basic measurement used to describe transportation volumes. A trip consists of one unit traveling from one point to another. The unit may be vehicles, persons, or passengers.

Trip Assignment: The allocation of vehicle trips to available routes between locations in a traffic study area.

Trip End: Every trip has two ends—an origin and a destination. Conversely, every origin or destination generates two trip ends—one arriving and one leaving. For example, traveling from home to work and back involves two trips—home to work and work to home, and four trip ends—home as the origin and home as the destination. Quantification of trip ends is useful in describing the contribution of specific land uses to traffic volumes.

Trip Generation: The number of vehicle trip ends associated with (i.e., produced by) a particular land use or traffic study site. A trip end is defined as a single vehicle movement. Roundtrips consist of two trip ends.

Trustee Agency: A state agency having jurisdiction by law over natural resources affected by a project which are held in trust for the people of the state of California. Trustee agencies include the California Department of Fish and Game, State Lands Commission, the State Department of Parks and Recreation, and the University of California (with regard to sites within the Natural Land and Water Reserves System) (Source: CEQA Guidelines §15386).

Turn Lane: A lane devoted to vehicles making a turning movement to go in a different direction. Turn lanes are necessary to ensure the free-flow of traffic in the through lanes by providing a separate area/lane for turning traffic to slow down and complete the turning maneuver without impeding the through traffic.

Uniform Building Code (UBC): A national, standard building code that sets forth minimum standards for construction.

Vehicle Miles Traveled (VMT): A measure of both the volume and extent of motor vehicle operation; the total number of vehicle miles traveled within a specified geographical area (whether the entire country or a smaller area) over a given period of time.

Vehicle Trip: Vehicle trip describes the number of vehicles traveling from point to point.

Vehicle Trip Ends: A single or one-direction vehicle movement with either the origin or destination inside a traffic study site.

Vibration: Any movement of the earth, ground, or other similar surface created by a temporal and spatial oscillation device or equipment located upon, affixed in conjunction with that surface (Source: City of Newport Beach Ord. 95-38 § 11 [part], 1995).

View Point: A location from which a site is visible.

Viewshed: The surface area that is visible from a given viewpoint or series of viewpoints. It is also the area from which that viewpoint or series of viewpoints may be seen (a collection of viewpoints). The viewshed aids in identifying the views that could be affected by the proposed action.

Volatile Organic Compound (VOC): Any organic compound containing at least one carbon atom, except for specific exempt compounds found to be non-photochemically reactive and thus not participating in smog formation. VOC is synonymous with reactive organic gases and reactive organic compounds.

Volume-to-Capacity Ratio (V/C): In reference to public services or transportation, ratio of peak hour use to capacity. Expressed as v/c, this is a measure of traffic demand on a facility (expressed as volume) compared to its traffic-carrying capacity. A v/c ratio of 0.7, for example, indicates that a traffic facility is operating at 70 percent of its capacity. In evaluating the performance of a roadway, v/c ratios should be considered together with the letter grade system, which is more of a qualitative assessment based heavily on speeds and travel time.

Whole of an Action: An action that may result in either a direct or reasonably foreseeable indirect physical change in the environment (See CEQA Guidelines §15378).

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

Zoning: The division of a municipality into districts for the purpose of regulating land use, types of buildings, required yards and setbacks, parking, and other prerequisites to development. Zones are generally shown on a map and the text of the zoning ordinance specifies requirements for each zoning category.

Zoning Map: Government Code Section 65851 permits a legislative body to divide a county, a city, or portions thereof, into zones of the number, shape, and area it deems best suited to carry out the purposes of the zoning ordinance. These zones are delineated on a map or maps, called the Zoning Map.

Zoning Ordinance: A law dividing all land in the city into zones that specifies uses permitted and standards required in each zone.