

SECTION 10.0 ACRONYMS AND GLOSSARY OF TERMS

10.1 ACRONYMS

Acronym	Acronym and Abbreviation Description
A	
AAI	All appropriate inquiries
AAQS	ambient air quality standards
ACM	Asbestos-containing material
ADT	average daily traffic (or average daily trips) made by vehicles or persons in a 24-hour period
AEP	Annual Emissions Reports
AG	Attorney General
AHIP	Affordable Housing Implementation Plan
AIRS	Aerometric Information Retrieval System
aka	also known as
AM	morning (before noon)
AMI	Area Median Incomes
APCD	Air Pollution Control District
AQMD	Air Quality Management District
AQMP	Air Quality Management Plan
ASBS	Area of Special Biological Significance
ASI	Application Screening Index
ASTM	American Society Testing and Materials
B	
BACT	Best Available Control Technology
BAT	Best Available Technology
BMP	Best Management Practices (or Programs)
BP	Bluff Park District
BTEX	Benzene, Toluene, Ethylbenzene, and Xylenes
C	
CAA	Clean Air Act (federal)
CAA	Community Analysis Areas
CAAQS	California Ambient Air Quality Standards
CAC	California Administrative Code
CAFE	Corporate Average Fuel Economy
CalEEMod	California Emissions Estimator Model
CalEPA	California Environmental Protection Agency
Cal-EPPC	California Exotic Pest Plant Council
CA-FID UST	California Facility Inventory Database UST
CalOSHA	California Occupational Safety and Health Administration
Caltrans	California Department of Transportation
CAPCOA	California Air Pollution Control Officers Association
CARB	California Air Resources Board
CBC	California Building Code
CBSC	California Building Standard Commission
CC	City Council

Acronym	Acronym and Abbreviation Description
CCA	California Coastal Act
CCAA	California Clean Air Act
CC&Rs	Covenants, Conditions, and Restrictions
CCC	California Coastal Commission
CCCC	California Climate Change Center
CCR	California Code of Regulations
CDP	Coastal Development Permit
CDFG	California Department of Fish and Game
CDMG	Conservation Division of Mines and Geology
CDP	Coastal Development Permit
CDR	Center for Demographic Research
CEC	California Energy Commission
CERCLA	Comprehensive Environmental Response, Compensation and Liability Act
CERCLIS-NFRAP	Compensation, and Liability Information System – No Further Remedial Action Planned
CEQA	California Environmental Quality Act of 1970
CESA	California Endangered Species Act
CFR	Code of Federal Regulations
CFS	cubic feet per second
CGS	California Geologic Survey
CH ₄	nitrous oxide
CLUP	Coastal Land Use Plan
CMP	Congestion Management Plan (or Program)
CWA	Clean Water Act
CNDDB	California Natural Diversity Database
CNEL	Community Noise Equivalent Level
CNPS	California Native Plant Society
CO	carbon monoxide
CO ₂ e	Carbon Dioxide Equivalent
COC	chemical of concern
COG	Council of Governments
CPUC	California Public Utilities Commission
CRHR	California Register of Historic Places
CRNA	California Natural Resources Agency
CSDOC	County Sanitation District of Orange County
CUP	Conditional Use Permit
cy	cubic yard
 D	
DA	Development Agreement
DAMP	Drainage Area Management Plan
dB	decibel
dBA	decibel, A-weighted
DCA	Deferred Certification Area
DDA	Disposition and Development Agreement
DHS	California Department of Health Services
DNL	Day Night Noise Level
DOGGR	(California) Division of Oil, Gas and Geothermal Resources
Diesel PM	Diesel Particulate Matter
dRAP	Draft Remedial Action Plan

Acronym	Acronym and Abbreviation Description
DTSC	California Department of Toxic Substances Control
Du	dwelling unit
du/ac	dwelling units per acre
E	
EA	Environmental Assessment
EB	eastbound
EDR	Environmental Data Resources, Inc.
EIR	Environmental Impact Report (CEQA)
ESA	Environmental Site Assessment
ESA	Environmental Study Area
ESHA	Environmentally Sensitive Habitat Area
F	
°F	degrees Fahrenheit
FAR	floor area ratio
FCAA	Federal Clean Air Act
FEIR or Final EIR	Final Environmental Impact Report (CEQA)
FEMA	Federal Emergency Management Agency
FESA	Federal Endangered Species Act
FHWA	Federal Highways Administration (U.S. Department of Transportation)
FINDS	Facility Index System
FIOS	fiber-optic lines
FIR	Fiscal Impact Report
FIRM	Flood Insurance Rate Map
FLSP	Fire and Life Safety Program
FONSI	Finding of No Significant Impact (NEPA)
FTA	Federal Transit Administration
G	
GFA	gross floor area
GHG	greenhouse gas
GIS	Geographic Information Systems
GP	General Plan
GPA	General Plan Amendment
GPS	Global positioning system
Gsf	gross square feet
GWP	global warming potential
H	
HAZNET	Hazardous Waste Information System
Hazmat	hazardous materials
HCD	California Department of Housing and Community Development
HCM	Highway Capacity Manual
HEC-RAS	Hydrologic Engineering Centers River Analysis System
HFCs	hydrofluorocarbons
HHRA	Hotspots Analysis Reporting Program
HI	Hazard Index
HOA	Homeowners Association
HP	horsepower

Acronym	Acronym and Abbreviation Description
HQ	Hazard Quotient
hr	Hhur
HRP	Habitat Restoration Plan
HVAC	heating, ventilating, and air conditioning
Hz	hertz
 I	
I-5	Interstate 5
IBC	International Building Code
ICIS	Integrated Compliance Information System
ICU	Intersection Capacity Utilization
IP	Interpretive Parks District
IS	Initial Study (CEQA)
ITE	Institute of Transportation Engineers
 K	
km	Kilometer
 L	
LACM	Natural History Museum of Los Angeles County
LAFCO	Local Agency Formation Commission
LBP	lead-based paint
lbs	pounds
LCFS	Low Carbon Fuel Standard
LCP	Local Coastal Program
L _{dn}	Day-Night Average Sound Level
L _{eq}	Sound Energy Equivalent Noise Level
LED	light emitting diode
LEED-ND™	Leadership in Energy and Environmental Design – Neighborhood Development
LID	Low Impact Development
LIP	Local Implementation Plan
L _{max}	maximum noise level
LST	localized significance threshold
LOS	Level of Service (traffic flow rating)
LOS/PTF	Lowland Open Space/Public Trails and Facilities District
LUP	Land Use Plan
 M	
MBTA	Migratory Bird Treaty Act
MCL	maximum contaminant level
MEK	methyl ethyl ketone (2-butanone)
MFR	multiple-family residential
mg/kg	milligrams per kilogram
MICR	maximum individual cancer risk
mm	millimeter
MM	mitigation measure
MMRP	Mitigation Monitoring and Reporting Program
MMTCO _{2e}	Million Metric Ton Carbon Dioxide Equivalent
MND	Mitigated Negative Declaration (CEQA)

Acronym	Acronym and Abbreviation Description
MOA	Memorandum of Agreement
MOU	Memorandum of Understanding
MPAH	Master Plan of Arterials Highways (County of Orange)
MPG	miles per gallon
Mph	miles per hour
MPO	Metropolitan Planning Organization
MPSH	Master Plan of Streets and Highways (City of Newport Beach)
MPRR	Monitoring Program and Reporting Requirements
MS4	Municipal Separate Storm Sewer System
MSL	Mean sea level
MTBE	Methyl t-butyl ether
MTCO ₂ e/yr	Metric Ton of Carbon Dioxide Equivalent per year
MWD	Metropolitan Water District of Southern California
MWDOC	Municipal Water District of Orange County
N	
NAAQS	National Ambient Air Quality Standards
NAHC	Native American Heritage Commission
NAP	not a part
NB	northbound
NBR	Newport Banning Ranch
NBR-PC	Newport Banning Ranch Planned Community Development Plan
NCCP	Natural Communities Conservation Plan
ND	Negative Declaration (CEQA)
ND	non-detect
NEPA	National Environmental Policy Act (of 1969)
NF ₃	nitrogen trifluoride
NFRAP	No Further Remedial Action Planned
NHPA	National Historic Preservation Act
NHTSA	National Highway Traffic Safety Administration
NMUSD	Newport-Mesa Unified School District
NO ₂	nitrogen dioxide
NOx	oxides of nitrogen (nitric oxide and nitrogen dioxide)
NOA	Notice of Availability (CEQA)
NOAA	National Oceanographic and Atmospheric Administration
NOC	Notice of Completion (CEQA)
NOD	Notice of Determination (CEQA)
NOI	Notice of Intent
NOP	Notice of Preparation (CEQA)
NPDES	National Pollutant Discharge Elimination System
NRE	non-repeating element
NRHP	National Register of Historic Places
O	
O ₃	ozone
OCFA	Orange County Fire Authority
OCFCD	Orange County Flood Control District
OCHCA	Orange County Health Care Agency
OCF	Orange County Projections
OCSD	Orange County Sanitation District

Acronym	Acronym and Abbreviation Description
OCTA	Orange County Transportation Authority
OF	Oil Facilities District
OHP	Office of Historic Preservation
OHWM	Ordinary high water mark
OPR	Office of Planning and Research, State of California
OSHA	Occupational Safety and Health Agency (California)
OS/RV	Open Space/Residential Village
 P	
PA	public address systems
PADA	Pre-Annexation Development Agreement
Pb	lead
PC	Planned Community
PC	Planning Commission
PCB	polychlorinated biphenyl
PCE	Tetrachloroethylene
PDC	Public Resources Code
PDF	Project Design Feature
PEC	Potential environmental concern
PFCs	perfluorocarbons
PGA	peak ground acceleration
PHGA	peak horizontal ground acceleration
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
ppb	parts per billion
ppm	parts per million
PRG	preliminary remediation goal
PSHA	Probabilistic Seismic Hazard Analysis
pVIC	potential vapor intrusion condition
 R	
RAP	Remedial Action Plan
RCB	reinforced concrete box
RCP	reinforced concrete pipe
RCP	Regional Comprehensive Plan, Southern California Association of Governments
RCRA-LQG	Resource Conservation and Recovery Act – Large Quantity Generator
REC	recognized environmental condition
RHNA	Regional Housing Needs Assessment
ROC	reactive organic compounds
ROG	reactive organic gases
RPA	Registered Professional Archeologist
RSA	Regional Statistical Areas
RSL	Regional screening level
RTP	Regional Transportation Plan
RTPA	Regional Transportation Planning Agency
RTIP	Regional Transportation Implementation Plan
RWQCB	Regional Water Quality Control Board

Acronym	Acronym and Abbreviation Description
S	
SB	Senate Bill
SB	southbound
SC	Standard Condition and Requirement
SoCAB	South Coast Air Basin
SCAG	Southern California Association of Governments
SCAQMD	South Coast Air Quality Management District
SCAQMPP	South Coast Air Quality Management Plan
SCH	State Clearinghouse, State of California
SCS	Sustainable Communities Strategy
SEIR	Supplemental Environmental Impact Report
SEL	Sound Exposure Level
Sf	square foot (or feet)
SF ₆	sulfur hexafluoride
SFR	single-family residential
SHPO	States Historic Preservation Officer
SIP	State Implementation Plan
SLIC	Spills, Leaks, Investigations, Cleanup
SP	service population
SO ₂	sulfur dioxide
SO ₄	sulfates
Sox	sulfur oxides
SR-55	State Route 55
SR-91	State Route 91
STP	shovel test pit
SWEEPS UST	Statewide Environmental Evaluation and Planning System UST
SWPPP	Storm Water Pollution Prevention Plan
SWRCB	State Water Resources Control Board
T	
TAC	toxic air contaminant
TAZ	Traffic Analysis Zone
TCM	transportation control measure
TCE	trichloroethylene
TDM	Transportation Demand Management
TMDL	Total Maximum Daily Load
TOG	total organic gases
TOT	Transient Occupancy Taxes
TPH	total petroleum hydrocarbons
TPO	Traffic Phasing Ordinance
TRPH	Total Recoverable Petroleum Hydrocarbons
TSDF	Transfer, Storage, Disposal Facility
TSF	thousand square feet
U	
UOS/PTF	Upland Open Space/Public Trails and Facilities District
USACE	U.S. Army Corps of Engineers
USGBC	U.S. Green Building Council
USEPA	U.S. Environmental Protection Agency

Acronym	Acronym and Abbreviation Description
USFWS	U.S. Fish and Wildlife Service
USGS	U.S. Geological Survey
UST	underground storage tank
V	
V/C	volume-to-capacity ratio
VFH	volatile fuel hydrocarbons
VIC	vapor intrusion conditions
VMT	vehicle miles traveled
VOC	volatile organic compounds
vpd	vehicles per day
vph	vehicles per hour
Vphpl	vehicles per hour per lane
VSR/R	Visitor-Serving Resort/Residential District
W	
WDR	Waste Discharge Requirement
WQMP	Water Quality Management Plan
WNOC	West Newport Oil Company
WQMP	Water Quality Management Plan
WUI	Wildland Urban Interface
Y	
YBP	years before present
Symbols	
HI _A	chronic non-cancer risk
HI _C	acute risk
µg/L	micrograms per liter
µg/m ³	micrograms per cubic meter
Qal	river alluvium
Qsp	San Pedro formation
Qtm	marine terrace deposits

10.2 GLOSSARY OF TERMS

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

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

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.

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

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 Section 39606(a) 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, particulate 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: The presence of contaminants in the air in concentrations that exceed naturally occurring quantities and that are undesirable or harmful.

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 an Air Pollution Control Board that is 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.

Alluvium: Soils deposited by stream action.

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

Ambient Conditions: The conditions that occur on all sides of a project site without a project; used to describe measurements of existing conditions with respect to traffic, noise, air and other environments.

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.

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

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

Apartment: (1) A set of rooms forming one dwelling-place in a building containing a number of these (source: Oxford English Dictionary 2009). (2) A separate suite, not owner occupied, that includes kitchen facilities and is designed for and rented as the home, residence, or sleeping place of one or more persons living as a single housekeeping unit.

Appealable Area: That portion of the coastal zone within an appealable area boundary adopted pursuant to Section 30603 of the California Coastal Act, approved by the Coastal Commission, and depicted on the Permit and Appeal Jurisdiction Map (source: Newport Beach General Plan 2006).

Applicant: 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: State CEQA Guidelines §15351).

Approval: 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: State CEQA Guidelines §15352).

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

Area; Area Median Income: Metropolitan area or non-metropolitan county, as used in California housing law with respect to income eligibility limits established by the U.S. Department of Housing and Urban Development (HUD). In non-metropolitan areas, the “area median income” is the higher of the two county median family incomes (Source: Newport Beach General Plan 2006).

Area of Special Biological Significance (ASBS): California Water Resources Control Board designation for a coastal habitat that is susceptible to the effects of waste discharge (Source: Newport Beach General Plan 2006).

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

Arroyo: A small gully or channel of an ephemeral drainage flanked by relating steep sides consisting of unconsolidated sediments.

Arroyo, Southern: The Southern Arroyo is the arroyo within the Upland Open Space/ Public Trails and Facilities (UOS/PTF) District (Source: Draft Newport Banning Ranch Master Development Plan 2011).

Arroyo, Northern: The Northern Arroyo is classified as the central arroyo within the Upland Open Space/Public Trails and Facilities (UOS/PTF) District (Source: Draft Newport Banning Ranch Master Development Plan 2011).

Arroyo, Minor: The Small Arroyo is classified as the northernmost arroyo within the Upland Open Space/Public Trails and Facilities (UOS/PTF) District. Sometimes referred to in the Master Development Plan technical reports as Drainage A (Source: Draft Newport Banning Ranch Master Development Plan 2011).

Arterial: A major street with controlled intersections that carries traffic of local and collector streets to and from freeways and other major streets, and that generally provides direct access to nonresidential properties (Source: Newport Beach General Plan 2006).

Assisted Housing: Generally multi-family rental housing but sometimes single-family ownership units whose construction, financing, sales prices, or rents have been subsidized by federal, State, or local housing programs including, but not limited to (1) federal Section 8 (24 CFR 8) (new construction, substantial rehabilitation, and loan management set-asides); (2) federal Sections 213, 236, and 202 (24 CFR 213, 236, 202); (3) federal Section 221(d)(3) (24 CFR 221) (below-market interest rate program); (4) federal Section 101 (Housing and Urban Development Act of 1965, Section 101) (rent supplement assistance); (5) Community Development Block Grant (CDBG); (6) FmHA Section 515 (Farmer’s Home Administration Rural Renting Housing Program); (7) multi-family mortgage revenue bond programs; (8) local redevelopment and in lieu fee programs; and (9) units developed pursuant to local inclusionary housing and density bonus programs (Source: Newport Beach General Plan 2006).

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

Attainment Area: A geographical area identified to have air quality as good as or better than the National and/or California Ambient Air Quality Standards (NAAQS/CAAQS). An area may be an attainment area for one pollutant and a nonattainment 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 (measured in vehicles per day).

Background Noise: See Ambient Noise.

Base Flood Elevation: The highest flood water elevation expected to occur during a 100-year flood (i.e., a flood that has 1 percent likelihood of occurring in any given year). Base Flood Elevation is expressed as the number of feet above sea level,

Bed and Breakfast: Usually a dwelling unit, but sometimes a small hotel, that provides lodging and breakfast for temporary overnight occupants for compensation. An inn, hotel, or private home that offers accommodation consisting of a room for the night and breakfast the next morning for one inclusive price (Source: Dictionary.com).

Bedrock: Solid rock underlying soil and younger rock layers. Bedrock is generally the oldest exposed geological unit.

Best Management Practice (BMP): Methods determined to be the most effective, practical means of preventing or reducing pollution conveyance in storm water and urban runoff from non-point sources.

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

Bicycle Lane (Class II facility): A corridor expressly reserved for bicycles that exists on a street or roadway with lanes for use by motorized vehicles (Source: Newport Beach General Plan 2006).

Bicycle Path (Class I facility): A paved route that traverses an otherwise unpaved area and that is not on a street or roadway and that is expressly reserved for bicycles. Bicycle paths may parallel roads but typically are separated from them by landscaping (Source: Newport Beach General Plan 2006).

Bicycle Route (Class III facility): A facility shared with motorists and identified only by signs, with no pavement markings or lane stripes (Source: Newport Beach General Plan 2006).

Bikeways: A term that encompasses bicycle lanes, bicycle paths, and bicycle routes (Source: Newport Beach General Plan 2006).

Biodiversity: A term used to quantitatively or qualitatively describe species richness and plant and animal abundance within an ecosystem (Source: Newport Beach General Plan 2006).

Bluff: A high bank or bold headland with a broad, precipitous, sometimes rounded cliff face overlooking a plain or body of water. A bluff may consist of a steep cliff face below and a more sloping upper bluff above (Source: *Newport Beach Municipal Code* §20.70).

Bluff, Coastal: A bluff overlooking a beach or shoreline or that is subject to marine erosion. Many coastal bluffs consist of a gently sloping upper bluff and a steeper lower bluff or sea cliff. The term “coastal bluff” refers to the entire slope between a marine terrace (refer to this Glossary for further information about “Marine Terraces”) or upland area and the sea. The term “sea cliff” refers to the lower, near vertical portion of a coastal bluff. For purposes of establishing jurisdictional and permit boundaries, coastal bluffs include (1) bluffs with toes that are now or were historically (generally within the last 200 years) subject to marine erosion and (2) bluffs with toes that are not now or were not historically subject to marine erosion but that lie within an area otherwise identified as an Appealable Area (refer to this Glossary for further information about “Appealable Areas”) (Source: Newport Beach General Plan 2006).

Bluff Edge: The upper termination of a bluff, cliff, or sea cliff. In cases where the top edge of the bluff is rounded away from the face of the bluff as a result of erosional processes related to the presence of the steep bluff face, the bluff line or edge shall be defined as that point nearest the bluff beyond which the downward gradient of the surface increases more or less continuously until it reaches the general gradient of the bluff. In a case where there is a step-like feature at the top of the bluff face, the landward edge of the topmost riser shall be taken to be the bluff edge. Bluff edges typically retreat landward due to coastal erosion, landslides, development of gullies, or by grading (cut). In areas where the bluff top or bluff face has been cut or notched by grading, the bluff edge shall be the landward-most position of either the current or historic bluff edge. In areas where fill has been placed near or over the historic bluff edge, the original natural bluff edge, even if buried beneath fill, shall be taken to be the bluff edge (Source: *Newport Beach Municipal Code §20.70*).

Bluff Face: The downward gradient of a bluff between the bluff edge and the toe of the bluff (Source: *Newport Beach Municipal Code §20.70*).

Bluff Toe: For bluffs subject to marine erosion, the point at which the landward extent of the mean high water line of the sea meets the face of the bluff. For bluffs not subject to marine erosion, the point where the downward slope of the bluff face first decreases to a grade of less than thirty-three (33) percent (Source: *Newport Beach Municipal Code §20.70*).

Bluff Top Retreat (or cliff top retreat): The landward migration of the bluff or cliff edge caused by marine erosion of the bluff or cliff toe and sub-aerial erosion of the bluff or cliff face (Source: Newport Beach General Plan 2006).

Buffer: A development setback that provides essential open space between development and protected habitat. Buffers keep disturbance at a distance; accommodate errors when estimating habitat boundaries; and provide important auxiliary habitat that may be used for foraging, pollinator maintenance, or refuge from high tides. Buffers should be measured from the delineated boundary of an Environmentally Sensitive Habitat Area (ESHA) or wetland or, for streams, from the top of bank or the landward edge of riparian vegetation, whichever provides the larger buffer (Source: Newport Beach Local Coastal Program Land Use Plan 2005).

Building: Any structure having a roof supported by columns or walls and intended for the shelter, housing, or enclosure of any individual, animal, process, equipment, goods, or materials of any kind or nature (Source: Newport Beach General Plan 2006). A building is a relatively permanent, enclosed construction over a plot of land. It has a roof and usually windows and often more than one level used for any of a wide variety of activities such as living, entertaining, or manufacturing (Source: Dictionary.com).

Building Height: The vertical distance from the average contact ground level of a building to (1) the highest point of the coping of a flat roof; (2) the deck line of a mansard roof; or (3) the mean height level between eaves and ridge for a gable, hip, or gambrel roof. The exact definition varies by community. For example, in some communities building height is measured to the highest point of the roof, not including elevator and cooling towers (Source: Newport Beach General Plan 2006). Building height will be measured from the average finished grade elevation, as measured five feet from the exterior building face, to the midpoint of the roof plane. For projects using interior parking designs (e.g., motor courts), the building height measurement shall exclude the motor court area. Elevators, mechanical space, chimneys, towers, and architectural treatments (intended to add interest and variation to roof design) that do not exceed 10 percent of the roof area nor exceed the base-height restriction by more than 12 feet will be permitted. Towers and architectural treatments (intended to add interest, variation, and a landmark feature to the roof design) that don't exceed 7 percent of the roof area of the buildings that comprise the visitor-serving resort hotel nor exceed the based height restriction by more than 25 feet will be permitted (Source: Draft Newport Banning Ranch Planned Community Development Plan 2011).

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/will be completed.

Bulk: The mass or volume of buildings.

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

California Air Resources Board (CARB): California's leading air quality agency, which consists of a nine-member, Governor-appointed board responsible for motor vehicle air pollution control and which oversees 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 that relate the intensity and composition of air pollution to the pollution's 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 CAAQS must prepare attainment plans that identify air quality problems, causes, trends, and actions to be taken for attainment.

California Coastal Act of 1976 (Coastal Act, CCA): The State law, codified as *California Public Resources Code* Sections 30000 et seq., enacted to protect and enhance the coastal environment and to guide and regulate local planning within the coastal zone in order to assure conformity with statewide goals.

California Coastal Commission (CCC): Plans for and regulates the use of land and water in the coastal zone consistent with policies of the Coastal Act and in partnership with coastal Cities and Counties. The CCC was established by voter initiative in 1972 (Proposition 20) and later

made permanent by the State Legislature through adoption of the California Coastal Act of 1976. The CCC also reviews coastal permits on appeal from local agencies.

California Code of Regulations (CCR): The official compilation and publication of the regulations adopted, amended or repealed by State agencies pursuant to the Administrative Procedure Act (APA). Properly adopted regulations that have been filed with the Secretary of State have the force of law.

California Department of Fish and Game (CDFG): Maintains native fish, wildlife, plant species, and natural communities for their intrinsic and ecological value and benefits to people. The CDFG is responsible for habitat protection and maintenance in a sufficient amount and of sufficient quality to ensure the survival of all species and natural communities. The CDFG is also responsible for the diversified uses of fish and wildlife, including recreational, commercial, scientific, and educational.

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

California Endangered Species Act (CESA): Prohibits the take of plant and animal species designated by the Fish and Game Commission as either Threatened or Endangered in the State of California. The CDFG administers CESA (*Fish and Game Code* §§ 2050–2097).

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

California Environmental Quality Act (CEQA): A statute that requires State and local agencies to identify the significant environmental impacts of their actions and to avoid or mitigate those impacts, if feasible (Source: California Natural Resources Agency 2009). Also at *California Public Resources Code* Sections 21000 et seq. (Source: State CEQA Guidelines §15353).

California Exotic Pest Plant Council (Cal-EPPC): Intended to protect California wildlands from invasive plants through restoration, research, and education. Cal-EPPC is a non-profit organization.

Capital Improvement Program (CIP): A proposed timetable or schedule of all future capital improvements (government acquisition of real property, major construction project, or acquisition of long lasting, expensive equipment) to be carried out during a specific period and listed in order of priority with cost estimates and the anticipated means of financing each project. Capital improvement programs are usually projected five or six years in advance and should be updated annually.

Carbon Dioxide (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, poisonous 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.

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

Circulation Element: One of the seven State-mandated elements of a general plan that 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. In this EIR, "Circulation Element" refers to the Circulation Element of the *City of Newport Beach General Plan*, as amended.

City Council: The governing board of the City of Newport Beach. The five-member elected Council is responsible for (1) keeping pace with changing community needs; (2) establishing the quality of municipal services through the open conduct of public affairs; and (3) encouraging constructive citizen participation (Source: Newport Beach General Plan 2006).

Clast: An individual constituent, grain, or fragment of a sediment or rock produced by the mechanical weathering (disintegration) of a larger rock mass (Source: Newport Beach General Plan 2006).

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 that 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.

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

Cluster Development: Development in which a number of dwelling units are placed in closer proximity than usual, or are attached in order to retain an open space area.

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

Coastal-dependent Development or Use: Any development or use which requires a site on or adjacent to the sea to be able to function at all (Source: California Coastal Act).

Coastal Development Permit: A permit issued by a local agency or the California Coastal Commission that is a (construction-level) approval of a development land use subject to the provisions of a certified Local Coastal Program and the California Coastal Act Section 30600(a). Coastal Development Permits encompass physical construction and land subdivisions such as subdivision tract maps and parcel maps (Source: California Coastal Act).

Coastal Land Use Plan (CLUP): The City of Newport Beach CLUP was prepared in accordance with the California Coastal Act and was approved by the California Coastal Commission on October 13, 2005, and adopted by the City on December 13, 2005 (Resolution No. 2005-64); it was amended by the Coastal Commission on February 5, 2009, and adopted by the City on July 14, 2009 (Resolution No. 2009-53).

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

Coastal-related Development: Any use that is dependent on a coastal-dependent development or use (Source: California Coastal Act).

Coastal Zone: That land and water area of the State of California from the Oregon border to the border of the Republic of Mexico, specified on the maps identified and set forth in Section 17 of that chapter of the Statutes of the 1975–1976 Regular Session enacting this division, extending seaward to the State's outer limit of jurisdiction, including all offshore islands, and extending inland generally 1,000 yards from the mean high tide line of the sea. In significant coastal estuarine habitat and recreational areas, it extends inland to the first major ridgeline paralleling the sea or five miles from the mean high tide line of the sea, whichever is less; in developed urban areas, the zone generally extends inland less than 1,000 yards. The coastal zone does not include the area of jurisdiction of the San Francisco Bay Conservation and Development Commission, established pursuant to Title 7.2 (commencing with Section 66600) of the *California Government Code*, nor any area contiguous thereto, including any river, stream, tributary, creek, or flood control or drainage channel flowing into such an area (Source: California Coastal Act).

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 environmental regulations.

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

Collector: A street for traffic moving between arterial and local streets that generally provides direct access to properties.

Collector Roadway: A collector roadway is a two- to four-lane, unrestricted access roadway with capacity ranging from 7,000 vehicles per day (VPD) to 20,000 VPD. It differs from a local street in its ability to handle through traffic movements between arterials (Source: Newport Beach General Plan 2006).

Community Noise Equivalent Level (CNEL): A noise compatibility level established by *California Administrative Code*, Title 21, Section 5000. CNEL represents a time-weighted, 24-hour average noise level based on the A-weighted decibel (dBA). The CNEL scale includes an additional 5-dB adjustment to sounds occurring in the evening (7:00 PM to 10:00 PM) and a 10-dB adjustment to sounds occurring in the late evening and early morning between (10:00 PM and 7:00 AM).

Compatibility: Different uses or activities that can be located near each other in harmony and without conflict based on and permitted by their characteristics. The designation of permitted and conditionally permitted uses in zoning districts are intended to achieve compatibility within the district. Some elements affecting compatibility include (1) occupancy intensity, as measured by dwelling units per acre; (2) pedestrian or vehicular traffic generation; (3) volume of goods handled; and (4) such environmental effects as noise, vibration, glare, air pollution, or the presence of hazardous materials. Alternatively, many aspects of compatibility are based on personal preference and are much harder to measure quantitatively, at least for regulatory purposes (Source: Newport Beach General Plan 2006).

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 the licensing, permitting, or approval of any activity that does not conform with the State Implementation Plan (SIP) in that it causes or contributes to (1) an increase in air pollution emissions; (2) violates an air pollution standard; or (3) increases the frequency of violating that standard.

Congestion Management Plan/Program (CMP): A State-mandated program that requires each jurisdiction 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 in order to control and/or reduce the cumulative regional traffic impacts of development. Assembly Bill (AB) 1791, effective August 1, 1990, requires all cities and counties that contain urbanized area(s) to adopt and annually update a Congestion Management Plan.

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 sharing a common boundary. Lands having only a common corner are generally not contiguous.

Contour: A line on a topographic map or bathymetric (depth) chart representing points of equal elevation with relation to a datum (point or set of points). Contour lines are usually spaced into intervals for easier comprehension and utilization (Source: Newport Beach General Plan 2006).

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

Coverage: The proportion of the footprint area of a building to the area of the lot on which it stands (Source: Newport Beach General Plan 2006).

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.

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

Cumulative 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 that results from the incremental impact of the project when added to other closely related past, present, and reasonably foreseeable, probable future projects. Cumulative impacts can also result from individually minor but collectively significant projects taking place over a period of time (Source: State CEQA Guidelines §15355).

Dark Sky Lighting: Refers to an exterior lighting concept that enforces measures to control or eliminate light pollution.

Day-Night Average Sound Level (L_{dn}): The A-weighted average sound level in decibels during a 24-hour period with a 10-dB weighing applied to nighttime sound levels (10:00 PM to 7:00 AM). This exposure method is similar to the CNEL, but deletes the evening time period (7:00 PM to 10:00 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 frequency correction that correlates overall sound pressure levels with the frequency response of the human ear; a numerical method of rating human judgment of loudness. The A-weighted scale reduces the effects of low and high frequencies in order to simulate human hearing. The unit of measurement is defined as dBA.

Decision-Making Authority/Body: 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 approve or deny a request. This may include the Community Development Director or his/her designee, the Planning Commission, or the City Council. Any person or group of people within a public agency permitted by law to approve or disapprove the project at issue (Source: State CEQA Guidelines §15356).

Dedication: The turning over of private land for public use by an owner or developer, and the acceptance of land for such use by the governmental agency having jurisdiction over the public function for which it will be used. Cities often make dedications for roads, parks, school sites, or other public uses often developmental conditions for approval.

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

Deferred Certification Area (DCA): An area that has not been officially segmented for purposes of Local Coastal Program (LCP) preparation, and where both the land use plan and implementation plan have been deferred to some future date in order to avoid delay in certifying the balance of the LCP.

Demolition: Any dismantling, intentional destruction, or removal of structures, utilities, public or private rights-of-way surfaces, or similar property; the deliberate removal or destruction of the frame or foundation of any portion of a building or structure for the purpose of preparing a site for new construction or other use.

Density: The number of families, individuals, dwelling units, or housing structures per unit of land; usually density is expressed “per acre”. Thus, the density of a development of 100 units occupying 20 acres is 5 units per acre (Source: Newport Beach General Plan 2006).

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

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

Density Transfer: A way of retaining open space by concentrating densities, usually in compact areas adjacent to existing urbanization and utilities, while leaving historic, environmentally sensitive, or hazardous areas unchanged.

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

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

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

Development: The division of a parcel of land into two or more parcels; the construction, reconstruction, conversion, structural alteration, relocation or enlargement of any structure; any mining, excavation, landfill or land disturbance; and any use or extension of the use of land. This also includes (1) the placement or erection of any solid material or structure on land or in or under water; (2) discharge or disposal of any dredged material or of any gaseous, liquid, solid, or thermal waste; (3) the grading, removing, dredging, mining, or extraction of any materials; (4) change in the density or intensity of a land use, including but not limited to subdivision pursuant to the Subdivision Map Act (commencing with Section 66410 of the *Government Code*) or any other division of the land, including lot splits, except where the land division is brought about in connection with the purchase of such land by a public agency for public recreational use; (5) change in the intensity of water use or of access thereto; (6) construction, reconstruction, demolition, or alteration of the size of any structure, including any facility of any private, public, or municipal utility; and (7) the removal or harvesting of major vegetation other than for agricultural purposes, kelp harvesting, and timber operations that are in accordance with a timber harvesting plan submitted pursuant to the provisions of the Z'berg-Nejedly Forest Practice Act of 1973 (commencing with Section 4511). The placement or erection of any solid material or structure on land, in or under water; discharge or disposal of any dredged material or of any gaseous, liquid, solid, or thermal waste; grading, removing, dredging, mining, or extraction of any materials; change in the density or intensity of use of land, including, but not limited to, subdivision pursuant to the Subdivision Map Act, and any other division of land, including lot splits, except where the land division is brought about in connection with the purchase of such land by a public agency for public recreational use; change in the intensity of use of water, or of access thereto; construction, reconstruction, demolition, or alteration of the size of any structure, including any facility of any private, public, or municipal utility; and the

removal or harvesting of major vegetation other than for agricultural purposes (Source: Newport Beach Municipal Code §20.70.020).

Development Agreement: A legislatively approved contract between a jurisdiction and a person having legal or equitable interest in real property within the jurisdiction that vests certain rules, regulations, and polices applicable to development of a property for a specified period of time, (*California Government Code §65864–65869.5*).

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

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

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

Direct Effects: Effects that are caused by an action and that 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. A discretionary approval/decision is an approval by a decision-making body that has the legal discretion to approve or deny a project or action.

Discretionary Project: A project which requires the exercise of judgment or deliberation of public agency or body deciding 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: State CEQA Guidelines §15357).

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

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

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

Dwelling, Multi-family: A building containing two or more dwelling units for the use of individual families maintaining households, for example an apartment or condominium building.

Dwelling, Single-family Attached: A one-family dwelling attached to one or more other one-family dwellings by a common vertical wall, for example duplexes and townhomes.

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

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

Easement: A right given by the landowner 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 State CEQA Guidelines are synonymous. Effects include (1) direct or primary effects that are caused by the project and occur at the same time and place and (2) indirect or secondary effects that 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; 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: State CEQA Guidelines §15358).

Emergency: A sudden, unexpected occurrence involving a clear and imminent danger and demanding immediate action to prevent or mitigate loss of or damage to life, health, property, or essential public services. Emergencies include fires; floods; earthquakes or other soil or geologic movements; and such occurrences as riots, accidents, or sabotage (Source: State CEQA Guidelines §15359).

Eminent Domain: The authority of a government to take or to authorize the taking of (with just compensation) private property for public use.

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: U.S. Environmental Protection Agency (USEPA), California Air Resources Board (CARB), or South Coast Air Quality Management District (SCAQMD) standards or limits for air contaminant emissions.

Endangered Species: An animal or plant species whose prospects for survival and reproduction are in immediate jeopardy due to one or more causes.

Environment: The physical conditions (including land, air, water, minerals, flora, fauna, ambient noise, and objects of historical or aesthetic significance) that exist within an area that will be affected by a proposed project. 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 features (Source: State CEQA Guidelines §15360).

Environmental Documents: Initial Studies; Negative Declarations; Draft and Final Environmental Impact Reports (EIRs); documents prepared as substitutes for EIRs; Negative Declarations under a program certified pursuant to *Public Resources Code* Section 21080.5; and documents prepared under the National Environmental Policy Act (NEPA) and used by a State or local agency in place of an Initial Study, Negative Declaration, or an EIR (Source: State CEQA Guidelines §15361).

Environmental Impact Report: A detailed statement prepared under the California Environmental Quality Act (CEQA) that describes and analyzes the significant environmental effects of a project and discusses 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 Sections 15122–15131. A Final EIR means an EIR containing the Draft EIR information, 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: State CEQA Guidelines §15362).

Environmental Study Area (ESA): Relatively large, undeveloped areas containing natural habitats and possibly capable of supporting sensitive biological resources (Source: Newport Beach General Plan 2006).

Environmentally Sensitive Habitat Area (ESHA): Any area in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which could be easily disturbed or degraded by human activities and development (Source: California Coastal Act [*Public Resources Code* §30107.5]).

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

Equivalent Noise Level (L_{eq}): 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.

Erosion: The gradual wearing away and removal of land surface by various agents such as waves; opposite of accretion. On a beach, erosion is the carrying away of beach material by wave action, currents, or the wind.

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.

Exclusion Area: Area that is excluded from coastal development permit requirements if certain criteria identified in the adopted exclusion are met. Exclusion areas include those portions of the coastal zone within “exclusion area boundaries” that have been adopted pursuant to the California Coastal Act and approved by the California Coastal Commission after the effective date of the development review authority’s delegation, and that are depicted on the certified Permit and Appeal Jurisdiction Map.

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

Fault: A rock fracture accompanied by displacement.

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

Fault, Inactive: A fault that has had no surface or subsurface displacement within the last 35,000 years. Inactivity is demonstrated by a confidently located fault trace that is consistently overlain by unbroken geologic materials 35,000 years or older, or by other observation

indicating lack of displacement. Faults that have no suggestion of Quaternary activity are presumed to be inactive.

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

Feasible: 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: State CEQA Guidelines §15364).

Federal Coastal Act: Also known as The Federal Coastal Zone Management Act of 1972 (16 *United States Code* [USC] 1451 et seq.), as amended (Source: California Coastal Act), established a voluntary national program within the Department of Commerce to encourage coastal States to develop and implement coastal zone management plans. Cost-sharing grants were authorized for States to develop their programs. Subsequent to federal approval of their plans, grants would be awarded for implementation purposes. In order to be eligible for federal approval, each State's plan was required to define coastal zone boundaries and to identify (1) uses of the area to be regulated by the State; (2) the mechanism (criteria, standards or regulations) for controlling such uses; and (3) broad guidelines for priorities of uses within the coastal zone.

In addition, the 1972 law established a system of criteria and standards that required federal actions to be conducted in a manner consistent with the federally approved plan. The standard for determining consistency varied depending on whether the federal action involved a permit, license, financial assistance, or a federally authorized activity. A national system of estuarine sanctuaries was also authorized to establish national field laboratories with 50/50 cost-sharing grants for coastal States. Appropriations to cover each of these grants were authorized through FY 1977 and to cover the administrative costs of the program through FY 1973 (Source: Digest of Federal Resource Laws of Interest to the U.S. Fish and Wildlife Service 2009, <http://www.fws.gov/laws/lawsdigest/COASZON.HTML>).

Federal Endangered Species Act (FESA) of 1973: Protects plants and animals that are listed by the federal government as Endangered or Threatened. FESA makes it unlawful for anyone to "take" a listed animal, which includes significant modification of its habitat. This applies to private parties and private land; a landowner is not allowed to harm an Endangered animal or its critical habitat on his/her property.

Fill: Earth or any other substance or material, including pilings placed for the purposes of erecting structures thereon, placed in a submerged area (Source: California Coastal Act).

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 other site features.

Findings of Fact: The conclusions made regarding a project's significance in light of its environmental impacts, as required by CEQA. A public agency cannot approve or carry out a project for which an EIR has been certified that identifies one or more significant environmental effects 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: State CEQA Guidelines §15091).

Fire Flow: Water flow rate that should be maintained in order to halt and reverse the spread of a fire.

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

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

Fixed Noise Source: A stationary device that 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.

Flood Insurance Rate Map (FIRM): It is the official map of a community on which FEMA has delineated both the special hazard areas and the risk premium zones applicable to the community.

Flood, Regulatory Base: Flood having a 1 percent chance of being equaled or exceeded in any given year (100-year flood).

Floodplain: A lowland or relatively flat area adjoining the banks of a river or stream which is subject to a one percent or greater chance of flooding in any given year (i.e., 100-year flood).

Floodway: The channel of a watercourse or river and portions of the floodplain adjoining the channel that is reasonably required to carry and discharge the base flood of the channel.

Floor Area Ratio (FAR): 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, a FAR of 1.5 would allow 15,000 square feet of floor area; a FAR of 2.0 would allow 20,000 square feet; and a FAR of 0.5 would allow only 5,000 square feet. Also commonly used in zoning, FARs are typically 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 total area of a lot or site that is surrounded by the exterior walls of a building or portion of a building, exclusive of courtyards. In the absence of surrounding exterior walls, the building footprint shall be the area under the horizontal projection of the roof (Source: WikiAnswers.com 2009).

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

Fossiliferous: Rock units containing fossils.

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.

Fuel Modification Management Plan: A plan that identifies specific zones within a property that are subject to fuel (i.e., vegetation) management. A fuel modification management zone is a strip of land where combustible native and/or ornamental vegetation has been modified and/or partially or totally replaced with drought-tolerant, low-fuel-volume plants. In some locations, only native plants may be used.

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 *California Government Code* Section 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. However, additional elements are permitted. For the purposes of this EIR, "General Plan Update" refers to the *City of Newport Beach Comprehensive General Plan Update* adopted by the City Council on July 25, 2006, and approved by the voters on November 6, 2006.

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 assembling, storing, manipulating, and displaying geographically referenced information. A GIS allows analysis of spatial relationships between many different types of features based on their location in the landscape.

Glare: A reflected or direct, annoying or distracting light source; 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.

Goal: The ultimate purpose of an effort stated in a way that is general in nature and immeasurable; a broad statement of intended direction and purpose (e.g., "Achieve a balance of land use types within the city") (Source: Newport Beach General Plan 2006).

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

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

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

Gross Area: The entire land area within the boundary of a Land Use District, Planning Area, Development Area, or other area within the site, including roads and driveways, open space, and slopes (Source: Draft Newport Banning Ranch Master Development Plan 2011).

Gross Residential Density: Project density calculated by dividing the total number of dwelling units by the gross area of the project in acres (Source: Draft Newport Banning Ranch Master Development Plan 2011).

Ground Failure: Mudslide, landslide, liquefaction (refer to this Glossary for definition of these terms), or soil compaction due to ground shaking from an earthquake.

Ground Shaking: Ground movement resulting from the transmission of seismic waves during an earthquake.

Groundwater: Subsurface water occupying the zone of saturation, usually found in porous rock strata and soils.

Growth Management: Community use 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 projected growth and to reduce environmental impacts.

Guest Room: A rentable overnight guest accommodation within an Inn, Spa, or Guest Room Cottages that may contain one or more than one bay, and which may be termed a standard guest room or suite depending upon its size and/or amenities (Source: Draft Newport Banning Ranch Master Development Plan 2011).

Habitat Restoration Plan (HRP): Creates a comprehensive plan to preserve and enhance ecological resources within the Newport Banning Ranch Project site. The HRP also provides guidelines to ensure long-term habitat management and protection of these natural resources (Source: Draft Newport Banning Ranch Master Development Plan 2011).

Hazardous Material: A substance or combination of substances that 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 the 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 (1) cause or significantly contribute to an increase in mortality or an increase in serious irreversible illness or (2) pose a substantial present or potential hazard to human health or the environment when improperly treated, stored, transported, disposed of, or otherwise managed. Hazardous waste consists of a hazardous material(s) than cannot be reused or recycled. Hazardous waste possesses at least one of four characteristics—ignitability, corrosivity, reactivity, or toxicity—or appears on special USEPA or State lists. Hazardous waste is regulated under the federal Resource Conservation and Recovery Act and the *California Health and Safety Code* Sections 25100 et seq.

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; the extent or distance upward or the distance upward from a given level to a fixed point (Source: Dictionary.com 2009).

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. Heliports do 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.

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

Historic Preservation: The preservation of historically significant structures and neighborhoods until restoration and rehabilitation of the building(s) to a former condition can take place.

Historic Resource: Any object, building, structure, site, area, place, record, or manuscript that is historically or archeologically significant, or that is significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural history of the City of Newport Beach and/or the State of California and/or the United States (Source: Newport Beach General Plan 2006).

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.

Hotel: A facility in which guest rooms or suites are offered to the general public for lodging with or without meals and for compensation, and where no provision is made for cooking in any individual guest room or suite (Source: Newport Beach General Plan 2006).

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 emission source.

Household: All persons living in a dwelling unit whether or not they are related, as defined by the U.S. Census. Both a single person living in an apartment and a family living in a house are considered households.

Household Income: The total income of all the people living in a household. Households are usually described as “very low income”, “low income”, “moderate income”, and “upper income” for that household size based on their position relative to the regional median income.

Housing Affordability: Exists when housing costs are no more than 30 percent of household income (based on State and federal standards).

Housing Element: One of the seven state-mandated elements of a local general plan that (1) assesses the existing and projected housing needs of all economic segments of the community; (2) identifies potential sites adequate to provide the amount and kind of housing needed; and (3) 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.

Housing Unit: A room or group of rooms used by one or more individuals living separately from others in the structure, with direct access to the outside or to a public hall and containing separate toilet and kitchen facilities.

Hydric Soil: A type of soil with characteristics resulting from prolonged saturation and chemical-reducing conditions such as occurs under anaerobic conditions.

Hydrocarbons (HC): Unburned and wasted fuel that comes from incomplete combustion of gasoline and from evaporation of petroleum fuels.

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

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

Impact: The effect, influence, or imprint of an activity on the environment. Impacts include (1) direct or primary effects that are caused by the project and that occur at the same time and place and (2) indirect or secondary effects that 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; other effects related to induced changes in the pattern of land use, population density, or growth rate; and related effects on air, 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 fund use.

Implementation Measure: An action, procedure, program, or technique that carries out a general plan policy (Source: Newport Beach General Plan 2006).

Implementing Actions: The ordinances, regulations, or programs that implement either the provisions of the certified local coastal program or the policies of Chapter 3 of the Coastal Act and that are submitted pursuant to Section 30502 of the *California Public Resources Code*.

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* §10.26.010).

Income Categories: Four categories for classifying households according to income based on the median income for each county. The categories are Very Low (0–50 percent of county median); Low (50–80 percent of county median); Moderate (80–120 percent of county median); and Upper (over 120 percent of county median) (Source: Newport Beach General Plan 2006).

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 that 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: State 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; other effects related to induced changes in the pattern of land use, population density, or growth rate; and related effects on air, water, and other natural systems, including ecosystems.

Indirect Source: Any structure or installation that attracts an activity that emits 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 are considered indirect sources. Also included are projects and facilities that attract or generate mobile sources activities (autos and trucks) such as shopping centers, employment sites, schools, and housing developments that result in emissions of any regulated air pollutant.

Infrastructure: The physical systems and services that support development and population such as roadways; railroads; and water, sewer, natural gas, electrical generation and transmission, telephone, cable television, and storm drainage services, among others.

Initial Study: Under CEQA, a preliminary analysis prepared by the Lead Agency to (1) determine whether an EIR, Negative Declaration, or Mitigated Negative Declaration must be prepared or (2) identify the significant environmental effects to be analyzed in an EIR (Source: State CEQA Guidelines §15365).

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

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 use 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, and other calculations.

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 meaning “among other things”, “for example”, or “including”. This phrase is often found in legal pleadings and writings to specify one example out of many possibilities.

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, time of occurrence, tonal or information content, and 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* § 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.

Invertebrates: Animals, such as insects or mollusks that lack a backbone or spinal column (Source: Dictionary.com 2009).

Jobs/Housing Balance; Jobs/Housing Ratio: Ratio calculated by dividing the number of jobs in an area by the number of employed residents. A ratio of 1.0 indicates a balance. A ratio greater than 1.0 indicates a net in-commute of employed persons; less than 1.0 indicates a net out-commute of employed persons.

Joint-use or Shared Parking: The shared use of off-street parking facilities by more than one type of land use. The same parking spaces are counted to satisfy the off-street parking requirements of more than one land use (e.g., use of the same parking facility to satisfy the off-street parking requirements of a place of religious worship and an office building).

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: The relevant portions of a local government’s general plan or local coastal element that are sufficiently detailed to indicate the kinds, location, and intensity of land uses; the applicable resource protection and development policies; and, where necessary, a listing of implementation actions (Source: California Coastal Act).

Landslide: A general term for a falling or sliding mass of soil or rocks; a movement of surface material down a slope (Source: USGS 2009, <http://earthquake.usgs.gov/learning/glossary.php?term=landslide>).

Lead Agency: The public agency with 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: State CEQA Guidelines §15367).

Level of Service (LOS): 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 traffic flow with little or no limitation on vehicle movement or speed.

Level of Service B: Describes a steady traffic flow 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 traffic flow 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, with frequent stopping, long-standing queues and blocked intersections, is considered severe but is not uncommon at peak traffic hours.

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.

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

Local Agency: 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: State CEQA Guidelines §15368).

Local Agency Formation Commission (LAFCO): A five or seven-member commission within each county that reviews and evaluates all proposals for formation of special districts, incorporation of cities, annexation to special districts or cities, consolidation of districts, and merger of districts with cities. Each county’s LAFCO is empowered to approve, disapprove, or conditionally approve such proposals.

Local Coastal Element: Either (1) the portion of a general plan applicable to the coastal zone and prepared by a local government or (2) any additional elements of the local government’s

general plan prepared pursuant to Section 65303 of the *California Government Code*, as the local government deems appropriate (Source: California Coastal Act 2009).

Local Coastal Program (LCP): A combination of a local government's (1) land use plans; (2) zoning ordinances; (3) zoning district maps; and (4) other implementing actions (concerning/related to sensitive coastal resources areas) that together meet the local requirements and implement the provisions and policies of the California Coastal Act of 1976. LCPs are basic planning tools used by local governments to guide development in the coastal zone, in partnership with the California Coastal Commission. LCPs are prepared by local governments; these programs govern decisions that determine the short- and long-term conservation and use of coastal resources. Following adoption by a city council or county board of supervisors, an LCP is submitted to the Coastal Commission for review for consistency with Coastal Act requirements and certification.

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

Local Government: Any chartered or general law city, chartered or general law county, or any city or county.

Local Street: Provides direct access to properties and is designed to discourage through traffic.

Luminaire or Luminary: The light-producing element of a light fixture, for example bulbs and tubes.

Major Arterial: Typically a 6-lane divided roadway designed to accommodate 45,000 to 65,000 vehicles per day. Major arterials carry a large volume of regional through traffic not handled by the freeway system (Source: Newport Beach General Plan 2006).

Marine Terrace: A flat or gentle seaward sloping wave-cut bench, which is a remnant of an old coastline. Marine terraces are conspicuous along most of the California coast where uplift has occurred (Source: Newport Beach General Plan 2006).

Master Plan of Arterial Highways (MPAH): A diagram in the Circulation Element that 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.

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

Mean Sea Level: A reference or datum mark measuring land elevation using the average level of the ocean between high and low tides.

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.

Median Income: The annual income for each household size, as defined annually by the U.S. Department of Housing and Urban Development. Half of the households in the region have incomes above the median and half are below.

Mesa: An isolated, relatively flat geographical land formation, less extensive than a plateau and having steep walls and a relatively flat top.

(Federal) Migratory Bird Treaty Act (MBTA) of 1918: U.S. legislation that makes it unlawful to pursue, hunt, take, capture, kill, or sell birds listed therein (“migratory birds”). The statute does not discriminate between live or dead birds and also grants full protection to any bird parts including feathers, eggs, and nests. Over 800 species are currently on the list. The MBTA implemented the 1916 convention between the U.S. and Great Britain (for Canada) for the protection of migratory birds. Later amendments implemented treaties between the U.S. and Mexico, the U.S. and Japan, and the U.S. and the Soviet Union (now Russia) (Source: Digest of Federal Resource Laws of Interest to the U.S. Fish and Wildlife Service 2009, <http://www.fws.gov/laws/lawsdigest/migtrea.html>).

Ministerial Decision: 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: State CEQA Guidelines §15369).

Mitigation: Refers to (1) avoiding impacts 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: State CEQA Guidelines §15370).

Mitigation Measure: Action taken to reduce or eliminate environmental impacts. (Please refer to “Mitigation” in this Glossary for further information.)

Mitigation Monitoring Program: When a lead agency adopts a Mitigated Negative Declaration or an EIR, it must adopt a monitoring or reporting program to ensure that mitigation measures are implemented (Sources: CEQA Statute §21081.6[a] and State 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 related to transportation vehicles, such as automobiles or buses.

Multiple Family (Multi-family): A building containing three or more dwelling units.

Municipal Separate Storm Sewer Permit (MS4 Permit): A combined *California Water Code*/federal Clean Water Act National Pollutant Discharge Elimination System permit allowing discharge of pollutants that may be in runoff from public storm drains.

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

National Environmental Policy Act (NEPA): Enacted in 1969 to establish 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), which was enacted in 1970.

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

National Primary (Air Quality) Standards: The levels of air quality necessary with an adequate margin of safety to protect public health.

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

National Secondary (Air Quality) Standards: The levels of air quality necessary to protect the public welfare from any known or anticipated adverse effects of a pollutant.

Nitrogen Oxides (Oxides of Nitrogen, NO_x): A general term pertaining to compounds of nitric oxide (NO), nitrogen dioxide (NO₂) and other oxides of nitrogen. Nitrogen oxides are typically created during combustion processes, and are major contributors to smog formation and acid deposition. NO₂ is a criteria air pollutant, and may result in numerous adverse health effects (Source: CARB Glossary of Air Pollution Terms 2009, <http://www.arb.ca.gov/html/gloss.htm#A>). NO_x is 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.

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

Noise: Any sound that is undesirable because it interferes with speech and hearing, is intense enough to damage hearing, or is otherwise annoying. Noise is 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 attenuation is specified in decibels.

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 L_{dn} 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 affected 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 workers.

Non-attainment: The condition of not achieving a desired or required level of performance, frequently used in reference to air quality. Non-attainment refers to a geographic area identified by the U.S. Environmental Protection Agency and/or CARB as not meeting either National Ambient Air Quality Standards or California Ambient Air Quality Standards for a given pollutant.

Non-attainment area: A geographic area identified by the U.S. Environmental Protection Agency (USEPA) and/or CARB as not meeting either NAAQS or CAAQS standards for a given pollutant (Source: CARB Glossary of Air Pollutant Terms 2009, <http://www.arb.ca.gov/html/gloss.htm#N>).

Notice of Completion (NOC): 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: State CEQA Guidelines §15372).

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

Notice of Preparation (NOP): 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: State 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.

Offer to Dedicate (OTD): A document, recorded against the title of a property, that dedicates to the people of California of an easement over the property or a portion of the property. Generally, an OTD allows for specific uses in the area of the property involved (e.g., allowing the public to walk across the area). The offer conveys an easement in perpetuity only upon its acceptance on behalf of the people by a public agency or by a nonprofit private entity approved by the executive director of the Coastal Commission (Source: Newport Beach General Plan 2006).

Oil Operations: Activities required for the extraction, processing, and transportation of oil, gas, and related compounds (Source: Draft Newport Banning Ranch Master Development Plan 2011).

Oilfield Operations Areas: All areas historically used and continuing to be used for oil- and gas-producing operations. This includes roads, wells, and surrounding wellpads; tanks and facilities; pipeline and utility corridors; and general staging and work areas. These areas have generally been graded and may be surfaced with gravel, asphalt, crude oil, crude oil tank sediments, or other materials. Sizes range from large facility areas including extensive piping, oil separation and processing tanks, power facilities, mechanics and workshops and other equipment, to smaller individual tanks, vessels, equipment storage yards, sheds, and staging areas (Source: Draft Newport Banning Ranch Master Development Plan 2011).

Oil Pipeline Corridors: Areas where one or more pipelines exist or existed to convey oil, water, and gas from each well to larger group lines and then on to each processing facility. Most lines are above ground with some sitting on pipeline support structures that are cemented into the ground to raise the actual pipeline above the ground surface. Some older lines may still exist below the surface (Source: Draft Newport Banning Ranch Master Development Plan 2011).

Oil Seep: Natural springs where liquid hydrocarbons (mixtures of crude oil, tar, natural gas, and water) leak out of the ground (Source: Draft Newport Banning Ranch Master Development Plan 2011).

Oil Wells and Pads: Typically, an area of 10 to 30 feet around each oil well that contains pipelines, concrete pads, pumping and power equipment, and the work area for large workover rigs, trucks, and tanks (Source: Draft Newport Banning Ranch Master Development Plan 2011).

Open Space: Any parcel or area of land or water essentially unimproved and set aside, designated, dedicated, or reserved for public or private use or enjoyment (Source: Newport Beach General Plan 2006).

Open Space Element: One of the seven State-mandated elements of a local general plan that 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.

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.

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 and damage 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 plot, or 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.

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

Parking Management: An evolving Transportation Demand Management (TDM) technique designed to obtain maximum use from a limited number of parking spaces. Parking Management can involve pricing and preferential treatment for High Occupancy Vehicles, non-peak period users, and short-term users.

Parking Ratio: The number of parking spaces provided per 1,000 square feet of floor area (e.g., 2:1 or "two per one thousand").

Particulate Matter-Fine (PM2.5): A mixture of very small particulates with an aerodynamic diameter equal to or less than 2.5 microns. PM2.5 consists of particles directly emitted into the air and particulates formed in the air from the chemical transformation of gaseous pollutants. PM2.5 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 such as chronic respiratory disease, cancer, and increased and premature death.

Particulate Matter (PM10): 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 industrial and residential combustion activities and from vehicle exhaust. PM10 causes adverse health effects and reduces atmospheric visibility. 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 Period: The 4 consecutive, 15-minute periods between 7:00 AM and 9:00 AM (morning) and the 4 consecutive, 15 minute-periods between 4:00 PM and 6:00 PM (evening) with the highest traffic volumes (for each primary intersection) as determined by the field counts required by Appendix A of the *City of Newport Beach Municipal Code* Chapter 15.40.

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: State CEQA Guidelines §15376).

Person Trip: A trip by one person in any mode of transportation. If more than one person is on the trip, each person is considered as making one person trip. For example, four persons traveling together in one automobile account for four person trips (Source: Federal Highway Administration, www.fhwa.dot.gov).

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

Planned Community: A large-scale development whose essential features are a definable boundary. A Planned Community has a consistent but not necessarily uniform character; a single development entity possesses overall control during the development process; there is private ownership of recreation amenities; and a master community association enforces covenants, conditions, and restrictions (Source: Newport Beach General Plan 2006).

Planning Area: The land area addressed by the general plan. Typically, the Planning Area boundary coincides with the Sphere of Influence that encompasses land both within city limits and potentially annexable land (Source: Newport Beach General Plan 2006).

Planning Commission: A body, usually having five or seven members, created by a city or county in compliance with California law (*California 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.

Policy: Statements guiding action and implying clear commitment found within each element of the general plan (e.g., "Provide incentives to assist in the development of affordable housing") (Source: Newport Beach General Plan 2006).

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

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

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

Primary Arterial: Typically, a four-lane divided roadway. A primary arterial is designed to accommodate 30,000 to 40,000 vehicles per day (VPD). A primary arterial's function is similar to that of a principal or major arterial; the chief difference is capacity (Source: Newport Beach General Plan 2006).

Principal Arterial: Typically an eight-lane divided roadway. A principal arterial is designed to accommodate 60,000 to 75,000 vehicles per day (VPD). Principal arterials carry a large volume of regional through traffic not handled by the freeway system (Source: Newport Beach General Plan 2006).

Private Project: A project that will be carried out by a person other than a governmental agency, but will need a discretionary approval from one or more governmental agencies for (1) a contract or financial assistance or (2) a permit, license, certificate, or other entitlement for use (Source: State 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: State CEQA Guidelines §15168[a]).

Project: The whole of an action that could potentially result 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: (1) 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 *California Government Code* Sections 65100–65700; (2) an activity undertaken by a person who 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; or (3) an activity involving the issuance of a lease, permit, license, certificate, or other entitlement to a person for use by one or more public agencies. Project does not include (1) proposals for legislation to be enacted by the State Legislature; (2) 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); (3) the submittal of proposals to a vote of the people of the State or of a particular community; or (4) the creation of government funding mechanisms or other government fiscal activities that do not involve any commitment to any specific project that may result in a potentially significant physical impact on the environment. The term “project” refers to the activity that is being approved and that 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 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: State 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: State CEQA Guidelines §15161).

Public Agency: 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 or agencies of the federal government (Source: State CEQA Guidelines §15379).

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

Public View Corridors: The line of sight—as identified as to height, width, and distance—of an observer looking toward an object of significance (e.g., ocean or bay); the route that attracts the viewer’s attention (Source: Newport Beach General Plan 2006).

Quasi-public: A use owned or operated by a non-profit, religious, or charitable institution and providing educational, cultural, recreational, religious, or similar type 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. ROCs/ROGs are also referred to as non-methane organic compounds or volatile organic compounds.

Recreation, Active: A type of recreation or activity that requires the use of organized play areas, including but not limited to softball, baseball, football and soccer fields; tennis and basketball courts; and various forms of children's play equipment (Source: Newport Beach General Plan 2006).

Recreation, Passive: Type of recreation or activity that does not require the use of organized play areas (Source: Newport Beach General Plan 2006).

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

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

Regional Housing Needs Assessment (RHNA): Based on California projections of population growth and housing unit demand. The RHNA assigns a share of the region's future housing needs to each jurisdiction within the Southern California Association of Governments (SCAG) region. These housing needs numbers serve as the basis for the update of the Housing Element in each California city and county.

Regional Park: A park typically 150 to 500 acres in size focusing on activities and natural features not included in most other types of parks and often based on a specific scenic or recreational opportunity (Source: Newport Beach General Plan 2006).

Residential: Land designation in a city or county general plan and zoning ordinance for buildings consisting only of dwelling units; may be improved, vacant, or unimproved.

Responsible Agency: A public agency that 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 that have discretionary approval power over the project (Source: State CEQA Guidelines §15381).

Restoration: Activity to improve generally destroyed or degraded habitat areas to a viably functioning level of biological productivity and diversity.

Retaining Wall: A wall used to support or retain an earthen embankment or fill area.

Revetment: A sloped retaining wall; a facing of stone, concrete, blocks, riprap, or other material built to protect an embankment, bluff, or development against erosion by wave action and currents.

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.

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

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

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

Risk 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 that establishes the policies and programs to protect the community from risks associated with seismic, geologic, flood, and wildfire hazards.

Sea: The Pacific Ocean and all harbors, bays, channels, estuaries, salt marshes, sloughs, and other areas subject to tidal action through any connection with the Pacific Ocean, excluding non-estuarine rivers, streams, tributaries, creeks, and flood control and drainage channels. "Sea" does not include the area of jurisdiction of the San Francisco Bay Conservation and Development Commission, established pursuant to Title 7.2 (commencing with Section 66600) of the *California Government Code*, including any river, stream, tributary, creek, or flood control or drainage channel flowing directly or indirectly into such area (Source: California Coastal Act).

Secondary Arterial: A four-lane roadway (often undivided). A secondary arterial distributes traffic between local streets and major or primary arterials. Although some secondary arterials serve as through routes, most provide more direct access to surrounding land uses than principal, major, or primary arterials. Secondary arterials carry 20,000 to 30,000 vehicles per day (VPD) (Source: Newport Beach General Plan 2006).

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

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

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

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

1. Special marine and land habitat areas, wetlands, lagoons, and estuaries as mapped and designated in Part 4 of the coastal plan;
2. Areas possessing significant recreational value;
3. Highly scenic areas;
4. Archaeological sites referenced in the California Coastline and Recreation Plan or as designated by the State Historic Preservation Officer;
5. Special communities or neighborhoods that are significant visitor destination areas;
6. Areas that provide existing coastal housing or recreational opportunities for low- and moderate-income persons; and
7. Areas where divisions of land could substantially impair or restrict coastal access (Source: California Coastal Act).

Sensitive Receptors: 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 people engaged in strenuous exercise.

Sensitive Species: Those plant and animal species considered Threatened or Endangered by the U.S. Fish and Wildlife Service and/or the CDFG according to Section 3 of the Federal Endangered Species Act. (Refer to definitions of "Endangered" and "Threatened" for more information.) .

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

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: 5 dB for frequencies of 500 Hertz (Hz) and above or 15 dB for frequencies less than or equal to 123 Hz (Source: *City of Newport Beach Municipal Code* §10.26.010).

Significant Impact or Significant Effect on the Environment: As defined by the State 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: State CEQA Guidelines §15382).

Single-family Dwelling: A building containing one dwelling unit.

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

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

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

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

Slope: Land gradient described as the vertical rise divided by the horizontal run and expressed as a percent.

Slough (verb): Erosion of the uppermost layer of soil, or the crumbling and falling away from the face of a cliff.

Slough (noun): A marshy or reedy pool, pond, inlet, backwater, or the like.

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

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

South Coast Air Basin (SoCAB): 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 SoCAB 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 SoCAB.

Southern California Association of Governments (SCAG): The regional planning agency that 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, including the responsibility for preparation of the Regional Housing Needs Assessment (RHNA). This type of organization is known in federal law as a Council of Governments or Metropolitan Planning Organization.

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

Special Treatment Area: An identifiable and geographically bounded forested area within the coastal zone that constitutes a significant habitat area, area of special scenic significance, and any land where logging activities could adversely affect a public recreation area or the biological productivity of any wetland, estuary, or stream especially valuable because of its role in a coastal ecosystem (Source: California Coastal Commission 2009).

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

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

State: The State of California.

State Agency: A governmental agency in the executive branch of the State Government or an entity that operates under the direction and control of an agency in the executive branch of the State Government and is funded primarily by the State Treasury (Source: State CEQA Guidelines §15383).

State Implementation Plan (SIP): A document, prepared by each State and subject to U.S. Environmental Protection Agency (USEPA) approval, that describes existing air quality conditions and identifies actions and programs to be undertaken by the State and its subdivisions to attain and maintain NAAQS. A SIP is a compilation of all a State's air quality plans and rules that have been approved by the USEPA. 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 such as 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 District boundaries, which (1) belong to the same industrial grouping; (2) are located on one or more contiguous or adjacent properties (except for activities located in coastal waters); and (3) are under the same or common ownership, operation, or control or which are owned or operated by entities that are under common control.

Statute of Limitations: The time period within which a lawsuit may be filed.

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

Streets: A public thoroughfare, usually paved, in a village, town or city, including the sidewalk or sidewalks (Source: Dictionary.com 2009). Reference to all streets or rights-of-way shall mean dedicated vehicular rights-of-way (Source: Draft Newport Banning Ranch Master Development Plan 2011).

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

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

Subdivision Map Act: Vests in local legislative bodies the regulation and control of the design and improvement of subdivisions, including the requirement for tentative and final maps (Division 2 *California Government Code* §§66410 et seq.). (See “Subdivision” for more information.)

Subsidence: The sudden sinking or gradual downward settling and compaction of soil and other surface material with little or no horizontal motion. Subsidence may be caused by a variety of human and natural activities, including earthquakes.

Substantial Evidence: For purposes of these guidelines, enough relevant information and reasonable inferences from the 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 do not constitute substantial evidence. Substantial evidence shall include facts, reasonable assumptions predicated upon facts, and expert opinion supported by facts (Source: State 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 NAAQS and CAAQS for sulfur dioxide.

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: State CEQA Guidelines §15163).

Terrestrial: Land-related; of or pertaining to land as distinct from water (Source: Dictionary.com 2009).

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 (1) 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 (2) 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: State CEQA Guidelines §15385).

Title 24 of the *California Code of Regulations*: Part of the *California Buildings Standards Code*, the building regulations of California; Part 6 is the *Energy Code*. Title 24 is a compilation of three types of building standards from three different origins: (1) building standards that have been adopted by State agencies without change from building standards contained in national model codes; (2) building standards that have been adopted and adapted from the national model code standards to meet California conditions; (3) building standards, authorized by the California legislature, that constitute extensive additions not covered by the model codes that have been adopted to address particular California concerns.

Notwithstanding, the national model code standards adopted into Title 24 apply to all occupancies in California except for modifications adopted by State agencies and local governing bodies (Source: California Building Standards Commission 2009, http://www.bsc.ca.gov/title_24/default.htm).

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

Total Maximum Daily Load (TMDL): The maximum amount of a pollutant that can be discharged into a water body from all sources (point and non-point) while maintaining water quality standards. Under Clean Water Act Section 303(d), TMDLs must be developed for all water bodies that do not meet water quality standards after application of technology-based controls. TMDL also refers to the written, quantitative analysis and plan for attaining and maintaining water quality standards in all seasons for a specific waterbody and pollutant.

Toxic Air Contaminant (TACs): Airborne chemical compounds determined by the USEPA and Cal EPA, including the Office of Environmental Health Hazard Assessment and CARB, to pose a potential threat to public health. This includes 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 Analysis Zone (TAZ): A geographic area that identifies land uses and associated trips and that is used for making land use projections and performing traffic modeling.

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. TCMs may include 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. TSM 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 traffic signal timing, coordination of multiple traffic signals, or spot improvements that increase the capacity of the roadway system.

Trip: A one-way journey that proceeds from an origin to a destination via a single mode of transportation; the smallest unit of movement considered in transportation studies. Each trip has one origin (often the “production end”, sometimes from home, but not always), and one destination (“attraction end”).

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. A “vehicle trip end” is a single or one-directional vehicle movement with either the origin or destination inside a traffic study site.

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 CDFG, the 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: State CEQA Guidelines §15386).

Tsunami: A long period wave, or seismic sea wave, caused by an underwater disturbance such as a volcanic eruption or an earthquake. Tsunamis are commonly misnamed “Tidal Waves”.

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

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.

U.S. Army Corps of Engineers (USACE): The federal agency that reviews navigation aspects of development projects; conducts design studies; and issues dredge and fill permits under the federal Clean Water Act and water construction permits under the Rivers and Harbors Act of 1899.

U.S. Environmental Protection Agency (USEPA): 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. The State of California is included within USEPA Region IX, headquartered in San Francisco.

U.S. Fish and Wildlife Service (USFWS): An agency within the Department of the Interior whose mission is to work with others to conserve, protect and enhance fish, wildlife, and plants and their habitats for the continuing benefit of the American people.

Utility Poles: Physical support of the electrical system throughout the oil field. These treated wood poles support transformers, power lines, electrical panels, and other equipment to serve the oil operations. Poles were often left in place (even at abandoned well locations) to support potential future drilling (Source: Draft Newport Banning Ranch Master Development Plan 2011).

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 Trips: Vehicle trips describe the number of vehicles traveling from point to point.

Vernal Pools: Low depressions that typically are flooded and saturated above a hardpan or claypan for several weeks to a few months in the winter and spring, and typically support a suite of native plants considered diagnostic for the presence of vernal pools within the region (e.g., for Orange County this would include species such as woolly marbles (*Psilocarphus brevissimus*), mud nama (*Nama stenocarpum*), smooth boisduvalia (*Epilobium pygmaeum*), hairy pepperwort (*Marsilea vestita*), water pygmy-stonecrop (*Crassula aquatica*), and Lemmon's canary grass (*Phalaris lemmoni*)) along with specific invertebrates such as the Riverside fairy shrimp (*Streptocephalus woottoni*) and San Diego fairy shrimp (*Branchinecta sandiegonensis*). The common versatile fairy shrimp (*Branchinecta lindahli*), is common in a variety of disturbed depressions (e.g., road ruts, stock ponds, and other artificial depressions consistent with disturbance) and is not *per se* an indicator for the presence of vernal pools.

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

Viewpoint: A location from which a site is visible; a place affording a view of something; position of observation (Source: Dictionary.com 2009).

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.

Visitor-serving Facilities: Facilities that fulfill the Coastal Act purpose of providing public access, recreation, and overnight accommodations within the Coastal Zone.

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.

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

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

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

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

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

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

1. At least periodically, the land supports predominantly hydrophytes;
2. The substrate is predominantly undrained hydric soil; and
3. The substrate is non-soil and is saturated with water or covered by shallow water at some time during the growing season of each year (Source: Newport Beach General Plan 2006).

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

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

Windward: Toward the direction from which the wind blows.

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: A police power measure, enacted primarily by units of local government, in which the community is divided into districts or zones within which permitted and special uses are established as are regulations governing lot size, building bulk, placement, and other development standards. Requirements vary from district to district, but they must be uniform within the same district. Zones are generally shown on a map and the text of the zoning ordinance specifies requirements for each zoning category.

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

Zoning Map: Map that shows the zones that a city or county is divided into. *California 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 and specifying uses permitted and standards required in each zone.

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