

Glossary

This Glossary contains definitions or simple explanations of many terms used in the General Plan document. The definitions are, in some cases, customized to reflect their use in the context of this General Plan. The Glossary also defines commonly used acronyms and abbreviations. Sources used in compiling this Glossary include the City of Chula Vista's previous General Plan, the Regional Comprehensive Plan for the San Diego Region (SANDAG, July 2004), and State of California General Plan Guidelines (Governor's Office of Planning and Research, October 2003).

A

Acre.	43,560 square feet (about the size of a football field).
Acre, Gross.	The entire acreage of a site, calculated to the centerline of proposed adjacent streets and to the edge of the right-of-way of existing or dedicated streets.
Acre, Net.	The gross acres of a site minus public or private road rights-of-way, public open space and floodways.
Acre Foot (AF).	The volume of water necessary to cover one acre to a depth of one foot, equal to 43,560 cubic feet or 325,851 gallons, or 1,233 cubic meters.
Active Recreation.	Leisure time activities, usually of a more formal nature and performed with others, often requiring equipment and taking place at prescribed places, sites, or fields.
Adequate Housing.	Housing that: (1) is structurally sound, water-tight and weather-tight, with adequate cooking and plumbing facilities, heat, light and ventilation; (2) contains enough rooms to provide reasonable privacy for its occupants; and (3) is within the economic means of the households who occupy it. May also refer to the amount of housing available in the city in comparison to a demonstrated need.
Affordability.	Refers to the amount paid for housing; a household is considered to have problems with affordability if housing costs are greater than 30% of gross household income.
Affordable Housing.	Homes that are typically built with the assistance of state, federal and local subsidies and that have rents or sales prices that are "affordable" to low, very low and extremely low income households. Typically, to be affordable, the housing costs (including utilities) should not exceed 30 percent of household income.
Air Basin.	A land area where geographic conditions result in the containment of atmospheric elements and generally similar meteorological conditions.
Air Quality.	A measure of health and visibility-related characteristics of air.

Ambient Noise Level.	That level of noise that exists at any instant, regardless of source and is commonly associated with “background” noise.
Amenity.	A service or facility that extends beyond basic requirements to enhance quality of life .
Annexation.	The inclusion of territory into a city or special district.
Annual Fiscal Assessment.	A yearly review of the City that considers the soundness of major infrastructure financing programs (i.e., Development Impact Fees) and future prospects for overall fiscal balance of the city.
Aquifer.	A water-bearing stratum of permeable rock, sand or gravel.
Archaeological Resource Site.	The location of a significant event or the location of a prehistoric or historic occupation or activity, and artifacts and objects found within such locale.
Arterials.	Signalized streets that serve primarily through traffic and provide access to abutting properties as a secondary function.
At-grade.	The crossing of two movement channels of transportation at the same elevation or level.

B

Barrier.	An element that obstructs access. It may serve as a visual and/or functional obstruction.
Berm.	An embankment, usually extending in a linear alignment. Berms can function as visual screens, noise attenuators, and water diverters.
Best Management Practices (BMPs)	Conservation practices or systems and management measures that control soil loss and reduce water quality degradation caused by nutrients, animal waste, toxins and sediment.
Bicycle Trail.	Typically a paved trail designed to be used by bicyclists.
Bikeway, Class I.	(See Class I Bikeway.)
Bikeway, Class II.	(See Class II Bikeway.)
Bikeway, Class III.	(See Class III Bikeway.)
Binational.	Issues related to the San Diego border with Mexico, the State of Baja California, and its municipalities.

Buffer.	An area of land designed or managed for the purpose of separating and insulating two or more land areas whose uses conflict or are incompatible.
Building Low-rise.	One to three stories.
Building Mid-rise.	Four to seven stories.
Building High-rise.	Eight stories and higher.
Business Park.	Business park uses are generally of a “research and development” character. Uses are arranged with landscaping and other features to create a quality corporate-like setting.
Bus Rapid Transit.	Corridor-level service providing fast, frequent transit service, with priority treatment on highways and arterials to achieve higher speeds.

C

Capital Improvement.	An expenditure, often non-recurring, for physical improvements that typically have a useful life of multiple years.
Capital Improvement Program (CIP)	A proposed timetable or schedule of all future capital improvements to be carried out during a specific period and listed in order of priority, together with cost estimates and the anticipated means of financing each project.
Carpool.	An arrangement in which two or more people share the use and cost of privately-owned automobiles in traveling together to and from prearranged destinations, typically between home and work or home and school.
Channel.	A water course with a definite bed and banks that confine and conduct the normal continuous or intermittent flow of water.
Character.	An attribute, quality or property of a place, space, or object.
Chula Vista Greenbelt.	A system of parks and open space encircling the city.
Circulation.	Movement and paths of movement for pedestrians, bicycles, and motor vehicles
Civic Center.	A municipality's primary concentration or assembly of governmental buildings and other public or semi-public functions.
Class I Bikeway.	A completely separated travel way designed for the exclusive use of bicycles.
Class II Bikeway.	A shared travel way with signing and striping provided.

Class III Bikeway.	A shared travel way with only signing provided.
Community Association.	A homeowners association organized to own, maintain, and operate common facilities and to enhance and protect their common interests.
Community Facility.	A building or structure, sometimes owned and operated by a governmental agency, to provide a governmental and other services to the public.
Community Noise Equivalent Level (CNEL).	A 24-hour weighted, average sound level measured in decibels, from midnight to midnight, obtained after the addition of five decibels to sound levels occurring between 7:00 P.M. and 10:00 P.M. and ten decibels to sound levels occurring between 10:00 P.M. and 7:00 A.M. to take into account the heightened sensitivity of persons to noise during evening and nighttime periods.
Community Parks.	Community parks serve more than one neighborhood. They vary in size, but are generally 15 acres or larger and should meet the need of all age groups by providing a wide variety of land use.
Commute.	A trip between home and work or school.
Commuter.	A person who travels regularly between home and work or school.
Concept Plan.	A planning tool used to resolve issues for an entire neighborhood or project area. The concept plan represents a composite of General Plan information to serve as a guide on future zoning requests. Includes such issues as land uses, phasing, public facilities, parking, grading, and drainage.
Conditional Use.	A use permitted in a particular zoning district only upon showing that such use in a specified location will comply with all the conditions and standards for the location or operation of such uses as specified in the zoning ordinance, specific plan or sectional planning area (SPA) plan.
Condominium.	A building, or a group of buildings, in which units are owned individually, and the structure, common areas, and facilities are owned by all the owners on a proportional, undivided basis.
Congestion Management Program	State mandated program to monitor transportation system preference develop programs to address near and long-term traffic congestion and integrate land use and transportation planning decisions.
Conservation.	The planned management, preservation and wise use of natural resources to assure their continued availability for use, appreciation and enjoyment.

Covered Species.	Those species within the Multiple Species Conservation Program (MSCP) Sub-regional Plan that will be adequately conserved by the MSCP when the MSCP is implemented through the Sub-area Plans, including Species Adequately Conserved, listed on Table 4-1 as well as the Covered Species listed on Tables 4-2 and 4-3 of the Chula Vista MSCP Sub-area Plan.
Cultural Facilities.	Establishments such as museums, art galleries and botanical or zoological gardens of an historic, educational or cultural interest, which are not operated commercially.
Cultural Resource.	A building, structure, object, archaeological site, district, landscape, place, manuscript or other resource deemed to be historically significant or significant from an artistic, architectural, engineering, scientific, economic, agricultural, educational, social, political, military or civic standpoint at the local, state or national level.

D

Decibel. (Abbreviated "dB")	A measurement unit used to describe sound level, calculated as a logarithmic ratio of sound pressures.
Density.	The relative number of housing units that are built or can be built within a given land area. Density is usually defined by the number of "dwelling units per acre (du/acre)", meaning the number of dwelling units (houses, condominiums or apartments) that are built or can be built on one acre.
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, provided that a developer agrees to set aside a portion of the development for affordable or senior housing.
Department of Housing And Community Development.	The department of the California State Government which has responsibility for housing policy and programs. HCD establishes the guidelines for preparation of local housing elements, prepares the statewide housing element, and offers technical assistance to local jurisdictions.
Developable Land.	Land that is suitable as a location for structures and that can be developed free of hazards to, disruption of, or significant impact on natural resource areas.
Development Agreement.	A contract between a jurisdiction and a person having legal or equitable interest in real property within the jurisdiction that "freezes" certain rules, regulations and policies applicable to development of property for a specified period of time, usually in exchange for certain concessions by the owner.

Development Impact Fee.	A fee charged to private developers, usually on a per dwelling unit or per square foot basis, to help pay for infrastructure improvements necessitated as a result of new development.
District.	An identified area composed of a collection of neighborhoods and, in some cases, special projects that share common characteristics or orientations. Districts can be medium-to-large sections of the City, which the observer recognizes because of some common, identifying character. In Chula Vista, a hierarchy of districts has been established, including four Planning Areas or major districts of the City (Northwest, Southwest, East-Otay Ranch, and the Bayfront), sub-areas, districts and focus areas.
Dwelling Unit.	One or more rooms and a single kitchen, designed for occupancy by one family for living and sleeping purposes.

E

Ecotourism.	Responsible travel focused on natural areas and on activities that conserve the environment and sustain the well-being of local people.
Employment Land.	Land designated for commercial, industrial and other non-residential or open space uses.
Environmental Impact Report. (EIR)	A detailed statement prepared under the California Environmental Quality Act (CEQA) describing and analyzing the potentially significant environmental effects of a project and discussing ways to mitigate or avoid the effects.
Environmental Justice.	The fair treatment of people of all races, cultures and incomes with respect to the development, adoption, implementation and enforcement of environmental laws, regulations and policies.
Export City.	A jurisdiction or region involved in the business of international trade, specifically focusing on the production of goods, services and knowledge for export.

F

Facility Master Plans.	Documents prepared and maintained by service providers (such as water, sewer, fire, library, etc.) that identify improvements needed to serve existing and new development.
Fault.	A fracture in the earth's crust forming a boundary between rock masses that have shifted.



Fault, Active.	A fault that exhibits evidence of surface displacement within Holocene time (approximately the last 11,000 years) and/or has been included within any of the state-designated Earthquake Fault Zones.
Fault, Potentially Active.	A fault that exhibits evidence of surface displacement since the beginning of Quaternary time (approximately 529 million years ago) but not within Holocene time (approximately the last 11,000 years).
Family Resource Center.	A facility, centrally located in a neighborhood, offering various community services including case management, counseling, emergency food, assistance with health insurance, employment and other forms of aid.
Fiscal Impact Analysis.	A projection of the direct public costs and revenues resulting from population or employment change to the local jurisdiction in which the change is taking place, to evaluate relative fiscal merits of a plan or project.
Floor Area Ratio (FAR).	The gross floor area permitted on a site divided by the total net area of the site, expressed in decimals to one or two places. For example, on a site with 10,000 net square feet of land area, a floor area ratio of 1.0 will allow a maximum of 10,000 gross square-feet of building floor area to be built. On the same site, an FAR of 1.5 would allow 15,000 square-feet of floor area; and FAR of 2.0 would allow 20,000 square-feet; and an FAR of 0.5 would allow only 5,000 square feet.
Freeway.	A multi-lane, high speed, divided roadway for through traffic, with full control access and grade separations at all intersections. A freeway has emergency parking only and no parallel or perpendicular pedestrian movements.

G

Gateway.	An important approach or entry into the City of Chula Vista.
General Area.	As referred to in discussion of waste management, the defined geographic area within a jurisdiction where hazardous waste facilities may be proposed subject to established regulations regarding the siting and design of such facilities.
General Development Plan.	A document addressing the development of an identified area of the City, which implements the General Plan and identifies land uses, densities, open space and public services needed to support the land uses.
General Plan Implementation Strategy.	A plan identifying the steps needed to effectively execute the General Plan, which identifies required plans, projects, research and other items or actions, responsible parties, and the anticipated timing of each.
Grading.	Any stripping, cutting, filling, stock piling of earth or land, including the land in its cut or filled condition.

Greenbelt.	An open area that may be cultivated or maintained in a natural state surrounding development or used as a buffer land use or to mark the edge of an urban or developed area.
Groundwater.	The supply of freshwater under the surface in an aquifer or soil that forms the natural reservoir for potable water.
Growth Management.	The use by a community of a wide range of techniques in combination to determine the amount, type and rate of desired development and to channel that growth into designated areas.

H

Habitat.	An area where a plant or animal species normally lives and grows dependent on conditions such as soil, climate and surrounding environmental conditions.
Hierarchy.	Any system of interrelated persons or things, ranked one above another in descending order of importance or size.
High Occupancy Vehicle (HOV).	A vehicle that carries more than one occupant. Examples include carpools, vanpools, shuttles, and buses.
High Occupancy Vehicle Lane (HOV Lane).	Exclusive road or traffic lane limited to HOVs that typically has a higher operating speed and lower traffic volumes than a general purpose or mixed flow lane. In California, vehicles that typically can use HOV lanes include carpools, vanpools, buses, other multi-passenger vehicles, motorcycles, and emergency vehicles.
High-rise Building.	(See Building High-rise.)
Highway.	A general term usually referring to a state or federally-designated urban or rural route, designed to accommodate longer trips.
Home Owners Association (HOA).	An organization that administers regulations of a given neighborhood or group of living units and associated amenities.
Household.	All persons living in a housing unit, regardless of whether they are related to each other.
Housing, Market Rate.	Housing that is not price or income restricted. Although some market rate housing may be affordable to lower income households, there is no guarantee of this affordability and the rent or sales price can increase or decrease with changes in the housing market.



Housing, Multi-family.	A structure that houses three or more families, living independently of each other, in which each unit has its own kitchen.
Housing, Single-Family.	A detached structure, including a mobile home or manufactured dwelling unit, containing only one kitchen and used to house not more than one family.
Housing Unit.	The place of permanent or customary and usual abode of a person, including a single-family dwelling, a single unit in a two-family dwelling, multi-family or multi-purpose dwelling, a unit of a condominium or cooperative housing project, a non-housekeeping unit, a mobile-home, or any other residential unit that either is considered to be real property under State law or cannot be moved without substantial damage or unreasonable cost.
Image.	A mental representation, a conception or idea. Imageable urban form would be where the differentiated parts of the City would be integrated into a visual whole that is coherent, meaningful, memorable, and highly pleasurable.
Impervious Surface.	Any surface that cannot be effectively (easily) penetrated by water; examples include sidewalks, roads, parking lots, rooftops, and compact soils.
Imported Water Supplies.	A water supply that lies outside the region of San Diego County and that requires transport into San Diego County.
Income, Extremely Low.	The income category of a household earning 30 percent or less of area median income, adjusted for household size.
Income, Lower.	Includes Low, Very Low and Extremely Low income households.
Income, Low.	The income category of a household earning between 51-80 percent of area median income, adjusted for household size.
Income, Moderate.	The income category of a household earning between 81-120 percent of area median income, adjusted for household size.
Income Very Low.	The income category of a household earning 50 percent or less of area median income, adjusted for household size.
Indicators.	A measure of accomplishment or lack of accomplishment.
Infill Development.	Development that intensifies the existing use of a site.

Infrastructure.	Facilities and services needed to sustain industry, residential, and commercial activities. Infrastructure includes water and sewer lines, streets and roads, communications, and public facilities such as fire stations, parks, etc.
Institutional Use.	A non-profit or quasi-public use or institution such as church, library, public or private school, hospital, or municipally owned or operated building, structure or land use for public purpose.
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).

J

Joint Powers Agreement.	A legal arrangement that enables two or more units of government to share authority in order to plan and carry out a specific program or set of programs that serves both units.
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L

Land Use.	Putting land, water and air space to a specific use; a description of how land is occupied or used.
Landslide.	Downslope movement of soil and/or rock which typically occurs during an earthquake or following heavy rainfall.
Level of Service (LOS).	A measure describing operational conditions within a traffic stream and motorists' perception of those conditions. LOS ratings typically range from LOS A, which represents free flow conditions, to LOS F, which is characterized by forced flow, heavy congestion, stop and go traffic, and long queues forming behind breakdown points.
Limited Industrial.	Uses such as warehouse storage, wholesaling, light manufacturing, vehicle repair, and business parks that do not have functional or operational characteristics that are hazardous or a nuisance (such as excessive noise or light).
Liquefaction.	A process by which water-saturated granular soils transform from a solid to a liquid state because of a sudden shock or strain.
Local Street.	A low speed, low volume roadway primarily for access to residential, business, and other abutting property. A local street may have parking and significant amount of parallel and perpendicular pedestrian traffic.
Low-rise Building.	(See Building Low-rise.)



M

Maquiladora.	Usually a U.S. or foreign owned manufacturing facility operating in Mexico, using the temporary importation of supplies, machinery and equipment necessary to produce goods and services.
Mass Transit.	A public common carrier transportation system having established routes and schedules.
Memorandum of Agreement (MOA) / Memorandum of Understanding (MOU).	Contracts stating the benefits and opportunities to be gained from a certain plan or project and the anticipated actions or tasks to be carried out by the parties involved.
Mid-rise Building.	(See Building Mid-rise.)
Mitigation.	The reduction or avoidance of an adverse effect.
Mixed Use (Office, Retail and Multi-Family).	A mix of office, shops, services and/or housing within the same building (vertical mixed use) or within the same city block or district (horizontal mixed use). For vertical mixed use, shops are generally on the ground floor, with offices or housing on upper floors.
Mixed Use Commercial (Office & Retail).	A mix of office, shops and services within the same building (vertical mixed use) or within the same city block or district (horizontal mixed use). Shops are generally on the first floor with offices on upper floors.
Mode.	One of various forms of transportation, such as automobile, transit, bicycle, walking, aviation and rail.
Multi-Modal.	Corridors or locations involving several modes of travel.
Multiple Species Conservation Program (MSCP).	A comprehensive, long-term habitat conservation plan that addresses the needs of several species and the preservation of natural vegetation communities in San Diego County.
Multi-family Housing.	Housing for three or more families living independently of one another (i.e., in different households). Multi-family residential development generally falls within the density range of medium, medium-high and high.
MRZ-2 Area.	An area where adequate information indicates that significant mineral deposits are present or where it is judged that a high likelihood for their presence exists.

N

Neighborhood.	The smallest settlement unit. In Chula Vista the term is generally used to describe a geographic area of residential development but may also be a neighborhood of mostly commercial, employment or institutional uses.
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Neighborhood Park.	An open space and recreation area, ranging in size from 3 to 15 acres, intended to serve local residents and typically within walking distance of the households it serves. Private neighborhood parks are placed in the interior of residential developments or condominium complexes, and exclusively serve association members.
Noise.	Any sound that is undesirable because it interferes with speech and hearing, or is intense enough to damage hearing, or is otherwise annoying.
Noise Sensitive Land Use.	A use of land that is particularly sensitive to noise, such as a residence, school, hospital, library or place of worship.
Non-Market-Rate Households.	Households that, as determined by the City, do not have the financial capability to meet their housing needs without sacrificing other essential needs.

O

Open Space.	Any parcel or area of land or water essentially unimproved and set aside, dedicated, designated, or reserved for public or private use or enjoyment, or for the use and enjoyment of owners and occupants of land adjoining or neighboring such open space. Parking areas are not included as open space.
Open Space Corridor.	A major linear area that connects other open spaces. Contained within this corridor may be agricultural areas, nature centers, major public facilities such as city government, and educational centers for both private and public uses.
Ordinance.	A law or regulation adopted by a governmental authority, usually a city or county.

P

Paleontological Resource.	A fossil remains or trace of prehistoric (i.e., older than approximately 10,000 years) plant or animal life.
Park.	Any public or private land set aside for aesthetic, educational, recreational, or cultural use.
Planning Area.	All territory within the boundaries of the city, plus the sphere-of-influence, as established by the Local Agency Formation Commission; plus additional unincorporated area that has a significant planning relationship to the City.
Policy.	A collective term describing those parts of a general plan that guide action, including goals, objectives, implementing actions, and standards in both the text and diagrams.

Precise Plan.	A cross between a planned unit development and a larger specific plan, allowing flexibility to address situational factors. Chula Vista employes “P” Precise Plan modifying districts to allow diversification in land uses, development requirements, density, and open space and to require design review.
Prime Farmland.	Land with the best combination of physical and chemical features able to sustain long-term production of agricultural crops, which has been used for the production of irrigated crops at some time during the two update cycles prior to the mapping date.
Public and Quasi-Public Facilities.	Institutional, academic, governmental and community service uses, either owned publicly or operated by non-profit organizations, including utilities such as water, sewer, drainage, power and telecommunications services, as well as private hospitals and cemeteries.
Public Facilities Financing Plan (PFFP).	A document identifying needed public facilities, required timing, responsible parties and anticipated funding.

Q

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

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.
Recreation and Activity Centers.	Public, private, or quasi-public structured or unstructured open space, such as community and regional parks, golf courses, and cemeteries.
Recreation Facility.	A place designed and equipped for the conduct of sports, leisure time activities, and other customary and usual recreational activities.
Recreation, Passive.	Type of recreation or activity that does not require the use of organized play areas.
Redevelopment.	Development that is different than the existing use of a site. For instance, redevelopment occurs when housing is built on a site that was previously a commercial use.
Regional Air Quality Strategy (RAQS).	Plan developed by the San Diego County Air Pollution Control District identifying emission control measures to provide expeditious progress toward attaining the State of California ozone standard.

Regional Comprehensive Plan (RCP)	A long-term planning framework adopted in July 2004 by the San Diego Association of Governments (SANDAG), to guide local and regional decision-making to provide for the region's growth, while preserving natural resources and limiting urban sprawl.
Regional Parks.	Large open spaces and recreational facilities provided either partially or wholly by the City or by San Diego County, serving the needs of persons throughout Chula Vista and the south county area.
Regional Technology Park.	An office, business and industrial area, typically 150-500 acres in size, focusing on research, development and manufacturing activities.
Regional Transfer Station.	A facility where solid waste collected from individual routes is transferred to large trucks for transport and disposal.
Regional Transportation Improvement Program (RTIP).	A three to seven-year listing of major highway, transit and non-motorized projects, including project costs, funding sources, and development schedules.
Regional Transportation Plan (RTP).	A plan prepared by the San Diego Association of Governments (SANDAG) to address the challenges of getting around, covering policies, strategies and investments to maintain, manage and improve the regional transportation system through the year 2030.
Residential Density.	(See "Density".)
Ride Sharing.	A mode of travel where at least two individuals share the same vehicle to get to their destination. Rideshare vehicles include private automobiles and privately owned and operated vans and buses, as well as public transportation.
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, waterline, sanitary storm sewer, and other similar uses.

S

Scenic Corridor.	A visible area outside a road's right-of-way, generally described as "the view from the road."
Scenic Highway.	A scenic highway is composed of the road and its right-of-way, and the scenic corridor. Rural scenic highways are routes that traverse corridors where natural scenic resources and aesthetic values may be found, such as agricultural or natural areas. Urban scenic highways are routes that traverse an urban area, with the scenic corridor offering a view of attractive and exciting urban scenes.

Sectional Planning Area (SPA) Plan.	A comprehensive document that addresses development of a portion of a planned community area.
Sediment.	Solid fragments of inorganic or organic material that come from the weathering of rock and are carried and deposited by wind, water or ice.
Second Unit.	A self-contained living unit, either attached to or detached from, and in addition to, the primary residential unit on a single lot. "Granny Flat" is one type of second unit intended for the elderly.
Sensitive Receptor.	A land use, such as a residence, school, daycare facility or convalescent home, that is particularly vulnerable to harmful health effects that can result from exposure of persons to various pollutants in the environment, such as toxic air contaminants.
Sectional Plan Area (SPA) Plan.	Document prepared for an area that, because of its mixed use, urban character or size will be ,planned and developed in accordance with a single comprehensive master plan illustrating the overall design, building, site and landscape guidelines and phasing plan.
Smart Growth.	A compact, efficient and environmentally-sensitive pattern of development that provides people with additional travel, housing and employment choices by focusing future growth away from rural areas and closer to existing and planned job centers and public facilities, while preserving open space and natural resources.
Smart Growth Opportunity Areas.	Portions of the Chula Vista planning area identified as possessing key features to achieve compact, efficient and environmentally sensitive patterns of development.
Social Equity.	Ensuring that all communities are treated fairly and are given equal opportunities to participate in the planning process.
Specific Plan.	A tool authorized by California Government Code Section 65451 for the systematic implementation of the general plan for a defined portion of a community's planning area. Specific plans must specify land uses, and public and private facilities needed to support the land uses, phasing of development, standards for the conservation, development and use of natural resources, and a program of implementation measures, including financing measures.
Sphere-of-Influence.	A plan for the probable ultimate physical boundary and service area of a local agency.
Streetscapes.	Areas adjacent to public or private streets, including landscaping, hard surfaces and street furniture.

Subdivision.	The division of a lot or parcel of land into two or more lots, tracts, parcels or other division of land for sale, development, or lease in accordance with the Subdivision Map Act.
Subdivision, Major.	The division of land into five or more lots.
Subdivision, Minor.	The division of land into two, three or four parcels.
Subdivision Map Act.	Section 66410, et seq. of the California Government Code giving local legislative bodies the regulation and control of the design and improvement of subdivisions.
Sustainable Development/ Sustainability.	A means of balancing growth and economic progress with the protection of natural resources and the environment in a socially responsible manner in order to meet the needs of the present without compromising the ability of future generations to meet their own needs.

T

Telecommuting or Telework.	Conducting paid work activities from home or a remote site other than at the normal work site in order to avoid commuting during peak periods.
Threshold Standard.	A measurement used to assure that adequate levels of a defined infrastructure or service are in place as development occurs.
Town Center.	A pedestrian-friendly mixed use development containing a large quantity of retail, higher density housing, major office development and an extensive street system oriented along a transit boulevard.
Toxic Air Contaminant.	An air pollutant that may increase a person's risk of developing cancer and/or other serious health effects.
Transit.	Travel by bus, light rail, heavy rail or other vehicle, either publicly or privately owned, that provides general or specialized transportation service on a regular or continuing basis.
Transit Corridor.	An area reserved for the exclusive use of some type of mass urban transit; it can facilitate both intra-city and intercity movement.
Transit-Oriented Development (TOD).	(Also referred to as Transit Focus Area Mixed Use.) A compact land use pattern with housing, jobs, services, shopping and open areas located within about a ten-minute walk of a major transit stop. TOD is designed for pedestrians but still includes cars. TOD can be new construction or redevelopment of one or more buildings whose design and orientation facilitate transit use.
Transportation Corridor.	An area reserved for the ultimate circulation element roadways and suitable buffer are for noise attenuation.

Transportation Demand Management (TDM).	Programs to reduce demand on the road system by reducing the number of vehicles using the roadways and/or increasing the number of persons per vehicle. TDM programs include telecommuting, bicycling, walking, transit use, staggered work hours and ridesharing.
Transportation System Management (TSM).	Strategies that allow transportation systems to operate efficiently, maximizing the number of persons traveling in a corridor or facility. TSM measures are characterized by low cost and quick implementation time frames, such as traffic flow improvements, ramp metering, and park-and-ride lots.
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.

U

Urban.	Of, relating to, characteristic of, or constituting a city.
Urban Core Housing.	Multi-family housing located in active pedestrian-oriented areas, with neighborhood shopping, restaurants and urban parks/plazas within easy walking distance. Urban core housing is typically mid-rise (4-7 stories) but can also be low-rise or high-rise.
Urban Corridor.	Lively, vital, pedestrian-friendly linkage between village centers. Corridors have a main street feel, with a variety of streetscape improvements, a range of small businesses and restaurants and a higher intensity of mixed use, residential/commercial development or multiple uses. Urban corridors have a variety of transit service.
Urban Core Specific Plan.	A document prepared for the area identified in the Chula Vista General Plan as the “Urban Core”, which contains land uses, public and private facilities needed to support the land uses, phasing of development, standards for the conservation, development and use of natural resources, and a program of implementation measures, including financing measures.
Urban Runoff.	Storm water that enters water conveyance systems and water bodies.
Use.	Purpose for which land or a building is occupied, arranged, designed, or intended, or for which either land or building is or may be occupied or maintained.

V

- Village Center.** A community-oriented focal point where residential, commercial, employment and civic/educational uses are integrated. Village centers are intended to be unique to the community, pedestrian-friendly and have elements to promote neighborhood or civic gatherings. The land use mix includes public spaces and a variety of housing types and densities. Village centers require excellent transit service and public facilities to meet community needs.
- View Corridor.** The line of sight of an observer looking toward an object of significance to the community (e.g., ridgeline, river, historic building, etc.); the route that directs the viewers attention.
- Viewshed.** The area within view from a defined observation point.
- Vision.** An ideal about what we want to become.

W

- Waste Management.** An efficient system for the collection and disposal of waste products generated by households, industry, and commercial enterprises.
- Wastewater.** Water that has been used, as for washing, flushing or in a manufacturing process, and so contains waste products; sewage.
- Water Recycling.** The treatment and disinfection of municipal wastewater to provide a water supply suitable for purposes other than drinking.
- Watershed.** The area above and below ground that drains into a particular water body.
- Wildlife Corridor.** An area that connects isolated patches of vegetation and provides a passage for the migration of animals.

Z

- Zone.** A specifically delineated area or district in a municipality within which regulations and requirements uniformly govern the use, placement, spacing and size of land and buildings.
- Zoning.** The dividing of a municipality into districts and the establishments of regulations governing the use, placement, spacing, and size of land and buildings.

Acronyms and Abbreviations

AF:	Acre foot of water
APCD:	San Diego County Air Pollution Control District
AQIP:	Air Quality Improvement Plan
BLM:	Bureau of Land Management
BMPs:	Best Management Practices
BRT:	Bus Rapid Transit
CALTRANS:	California Department of Transportation
CCC:	California Coastal Commission
CEQA:	California Environmental Quality Act
CIP:	Capital Improvement Program
CLG:	Certified Local Government
CMP:	Congestion Management Plan
CLUP:	Comprehensive Land Use Plan
CNEL:	Community Noise Equivalent Level
CO:	Carbon Monoxide
CO2:	Carbon Dioxide
CPTED:	Crime Prevention Through Environmental Design
CVESD:	Chula Vista Elementary School District
CWA:	San Diego County Water Authority
dBA:	A-weighted decibel
DIF:	Development Impact Fee
DU/ac:	Dwelling units per acre
FAR:	Floor Area Ratio
FEMA:	Federal Emergency Management Agency



GLOSSARY

FHWA:	Federal Highway Administration
FRC:	Family Resource Center
GDP:	General Development Plan
GMOC:	Growth Management Oversight Commission
HHW:	Household Hazardous Waste
HCD:	Department of Housing and Community Development
HOA:	Homeowners Association
HOV:	High Occupancy Vehicle
LAFCO:	Local Agency Formation Commission
LCP:	Local Coastal Program
LEED:	Leadership in Energy and Environmental Design
LRT:	Light Rail Transit
MGD:	(Also “mgd”) Million gallons per day
MRZ:	Mineral Resource Zone
MSCP:	Multiple Species Conservation Program
MTS:	Metropolitan Transit System
MOA:	Memorandum of Agreement
MOU:	Memorandum of Understanding
MWD:	Metropolitan Water District
NAAQS:	National Ambient Air Quality Standards
NAFTA:	North American Free Trade Agreement
NCCP:	Natural Community Conservation Planning Act
NEPA:	National Environmental Policy Act
NPDES:	National Pollutant Discharge Elimination System

OPR:	California Office of Planning and Research
PFDIF:	Public Facilities Development Impact Fee
PFFP:	Public Facilities Financing Plan
RAQS:	Regional Air Quality Strategy
RCP:	Regional Comprehensive Plan (by SANDAG)
RTIP:	Regional Transportation Improvement Program
RTP:	Regional Technology Park
RTP:	Regional Transportation Plan
SAMP:	Special Area Management Plan
SANDAG:	San Diego Association of Governments
SCEDC:	South County Economic Development Council
SDREO:	San Diego Regional Energy Office
SEMS:	Standardized Emergency Management System
SMARA:	California Surface Mining and Reclamation Act
SOI:	Sphere of Influence
SPA:	Sectional Planning Area
SUHSD:	Sweetwater Union High School District
TOD:	Transit-Oriented Development
TDM:	Transportation Demand Management
TSM:	Transportation Systems Management
UWIC:	Urban-Wildland Interface Code
WCP:	Water Conservation Plan
WMP:	Watershed Management Plan