

# GLOSSARY





## A

- **AB** – Assembly Bill.
- **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.
- **Acreage, Net** – The portion of a site exclusive of existing or planned public or private road rights-of-way.
- **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.
- **Activity Corridor** – The east-west linear corridor, bounded by parkways, with a grouping of public and private facilities connecting Irvine Industrial Complex-East, Irvine Center, Irvine Business Complex with the residential planning areas of the flatlands.
- **Adequate Housing** – Housing which: (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.
- **Affordability** – Refers to the amount paid for shelter; a household is considered to have problems with affordability if it occupies a unit at a cost greater than 30% of gross household income.
- **Affordability Covenant** – A property title agreement which places resale or rental restrictions on a housing unit.
- **Affordable Housing** – Under State and Federal statutes, housing which costs no more than 30% of gross household income. Housing costs include rent or mortgage payments, utilities, taxes, insurance, homeowner association fees, and other related costs.
- **Alleys** – Narrow, linear roadways behind buildings in Irvine, alleys link two or more local streets and offer direct access to garages or carports. Unlike older urban areas, Irvine has relatively few traditional alleys due to its post-World War II development.
- **Ambient Noise Level** – That level that exists at any instant, regardless of source.
- **Amenity** – As used in the Housing Element, any service or facility which extends beyond the definition of adequate housing.
- **Annexation** – The incorporation of a land area into the existing City with a resulting change in the boundaries of the City.
- **Archaeological Site** – Any mound, midden, settlement, burial ground, mine, rock art, or other location containing evidence of human activities which took place prior to 1542 A.D.
- **Area** – As used in the Land Use Element, that tract of contiguous land within one land use category.
- **Assisted Housing** – Housing that has been subsidized by federal, state, or local housing programs.
- **At-grade** – The crossing of two movement channels of transportation at the same elevation or level.
- **At-Risk Housing** – Multi-family rental housing that is at risk of losing its status as housing affordable for low- and moderate-income tenants due to the expiration of federal, state or local agreements.



## **B**

- **Barrier** – An element which obstructs access. It may serve as a visual and/or functional obstruction.
- **Berm** – A mound of earth, usually extending in a linear alignment, used to provide visual screening, sound attenuation, or water diversion.
- **Bicycle Trail** – A paved pathway that while can be shared, is designed to be used primarily by bicyclists.

## **C**

- **Capital Improvement** – A government acquisition of real property, major construction project, or acquisition of long-lasting, expensive equipment.
- **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. Also, a listing of capital projects needed to meet, maintain, and improve a jurisdiction's adopted Traffic Level of Service and standards. The CIP shall include proposed and approved projects as well as a financial plan for implementation.
- **CEQA** – California Environmental Quality Act
- **Census**: The official United States decennial enumeration of the population conducted by the federal government.
- **Channel** – A water course with a definite bed and banks which confine and conduct the normal continuous or intermittent flow of water.
- **Character** – An attribute, quality or property of a place, space, or object. The distinguishing character of a place, space, or object.
- **Circulation** – An all-inclusive word which describes movement and paths of movement. It includes pedestrian, bicycle, automobile, and aircraft movement.
- **Civic Center** – A concentration or an assembly of governmental buildings and other semi-public functions. Otherwise used to refer to Irvine City Hall.
- **Class I Bikeway** – A completely separated travelway designed for the exclusive use of bicycles.
- **Class II Bikeway** – A travelway shared with vehicles but separated by lane striping and signs.
- **Cogeneration** – An efficient method of making use of all the available energy expended during any process generating electricity and then utilizing the waste heat.
- **Collector Highway** – A two-lane undivided highway mainly serving as a collector road for through-traffic movements between arterials.
- **Community Association** – A homeowners association organized to own, maintain, and operate common facilities and to enhance and protect their common interests.
- **Community Collector** – An operational designation for a medium speed highway abutting similar land uses and providing for the collection or distribution of local traffic. The primary function is to collect and distribute trips within a hierarchy of roads and, secondarily, to carry short trips between adjacent neighborhoods. A community collector has emergency parking only and has a significant amount of parallel and perpendicular pedestrian traffic (see Standard Plans, Operational Characteristics Diagram).

- **Community Development Block Grant (CDBG)** – A grant program administered by the U.S. Department of Housing and Urban Development (HUD). This grant allots money to cities and counties for housing rehabilitation and community development activities, including public facilities and economic development.
- **Community Facility** – A building or structure owned and operated by a governmental agency to provide a governmental service to the public.
- **Community Noise Equivalent Level (CNEL)** – A scale that accounts for A-weighted acoustic energy received at a point over a 24-hour period. To reflect the increased annoyance caused by noise events during the evening and nighttime, weighing factors of 5 dBA and 10 dBA are added to the sound levels between 7:00 to 10:00 p.m. and 10:00 p.m. to 7:00 a.m., respectively.
- **Community Parks** – Community parks serve more than one planning area. They range from 10 to 48 acres, offering diverse recreational opportunities and feature specialized facilities such as sports fields and courts, thematic playgrounds, and community centers.
- **Commuter Highway** – An arterial highway of two through lanes and a divided or undivided median.
- **Comprehensive Phasing Program (CPP)** – A road and public facilities improvement and financing plan that (1) responds to the level of service requirements and ensures that infrastructure such as roadways and other public facilities and services are provided commensurate with demand; and (2) ensures that development is phased in a manner which quantitatively links residential and non-residential development to the adequate provision of roads, transit, and other public facilities and services, such as, but not limited to, libraries, police, fire, parks and flood control. The CPP includes an Infrastructure Phasing Program and a Development Phasing Program.
- **Concept Plan** – A planning tool used to resolve issues for an entire planning area. The concept plan represents a composite of general plan information to serve as a guide in processing future zoning applications. It includes such issues as land uses, phasing, public facilities, park, grading, and drainage.
- **Conditional Use** – A land use, which is not permitted by right, but which may be appropriate in a given zoning district under certain circumstances. The use may occur only upon approval of a conditional use permit.
- **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.
- **Conveyance Area** – Preservation areas that are to be conveyed to the City as part of the Phased Dedication and Compensating Development Program.
- **County Median Income** – The Orange County median income figure as published by the U.S. Department of Housing and Urban Development (HUD) on an annual basis. The current County of Orange median income figure may be obtained by contacting HUD at 1-213-894-8000 or by writing to HUD Santa Ana Field Office, Region IX, Santa Ana Federal Building, 34 Civic Center Plaza, Room 7015, Santa Ana, CA 92701-4003.
- **Cultural Facilities** – Establishments such as museums, art galleries, botanical, or zoological gardens of a historic, educational, or cultural interest.
- **Culturally Significant Site** – A site which, regardless of size, in the opinion of a historian, archaeologist, or paleontologist and the City, could yield new information or important verification of a previous finding, or be of significant scientific, cultural, educational, or recreational value, either now or in the future.





## D

- **dBA** – A quantity in decibels read from a sound level meter that is switched to the weighing network labeled "A." The A-weighting network discriminates against the lower frequencies according to a relationship approximating the sensitivity of the human hearing mechanism.
- **Decibel** – (Abbreviated "dB") A unit of noise measurement indicating the loudness of sound. It is based on logarithmic scale, of the magnitude of a particular quantity (such as sound pressure, sound power, intensity) with respect to a standard reference value (0.0002 microbars for sound pressure and 10-12 watt for sound power).
- **Density Average** – A practice of averaging residential density over an entire Planning Area or portion of a Planning Area. Under this approach, any type of dwelling is permitted, from detached houses to multi- family buildings, anywhere on the site, so long as the total number of dwelling units does not exceed the maximum permitted in the Planning Area.
- **Density Bonus** – The allowance of additional residential units beyond the maximum for which the parcel is otherwise permitted usually in exchange for the provision or preservation of affordable housing units at the same site or at another location.
- **Department of Housing and Community Development (HCD)** – 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.
- **Department of Housing and Urban Development (HUD)** – The department of the federal government which administers a variety of housing programs. These include Section 8, Section 202, and Community Development Block Grants.
- **Development Agreement** – A development agreement specifies the duration of the agreement, the permitted uses of the property, the density or intensity of use, maximum height and size of proposed buildings, and provisions for reservation or dedication of land for public purposes. A development agreement may include conditions, terms, restrictions, and requirements for subsequent discretionary actions, provided that such conditions, terms, and requirements for subsequent discretionary actions will not prevent development of the land for the uses and to the density or intensity of development set forth in the agreement. The City may enter into a development agreement with any person having a legal or equitable interest in real property for the development of property as provided in Government Code Section 65865.
- **Development Area** – The total of all project areas within a given Planning Area excluding Preservation and Open Space Areas.
- **Development Impact Fees** – A fee or charge imposed on developers to pay for a jurisdiction's costs of providing services to new development.
- **Development Monitoring Program** – A program that, monitors fiscal ratios, jobs/housing ratios, circulation phasing, phasing of land uses, phased dedication of open space, development intensity, and the status of the General Plan.
- **Development Phasing Program (DPP)** – A program which requires development to be approved in a manner that assures implementation of required transportation and public facilities improvements. The DPP shall specify the order of improvements and the phasing of residential and non-residential development based, at a minimum, on mitigation measures adopted in conjunction with environmental documentation and other relevant factors.



- **Dormitory** – A building or space within a building, to be used incidental to college/university level education facilities, which provides group sleeping, living and sanitary accommodations for persons attending the college/university who are not members of the same family. Such accommodations may include limited eating and cooking facilities.
- **Driveways/Drive Aisles** – Off-street roadways providing direct access to garages, carports, or parking lots are termed driveways, while those leading to multiple garages or parking spaces are drive aisles. In Irvine, multifamily residential complexes use internal drive-aisle networks to connect individual units to streets and provide guest parking, often landscaped with paths or gates.
- **Dwelling Unit** – One or more rooms and a single kitchen, designed for occupancy by one family or household for living and sleeping purposes.

## **E**

- **Emergency Shelter** – An emergency shelter is a facility that provides shelter to homeless families and/or homeless individuals on a limited short-term basis.
- **Environmental Impact Report (EIR)** – A public disclosure document used by a governmental agency to analyze the significant environmental effects of a proposed project, to identify alternatives, and to disclose possible ways to reduce or avoid the possible environmental damage, in compliance with CEQA.
- **Expressway** – An arterial highway with divided lanes and grade-separated intersections or access ramps, such as Jamboree Road in Irvine, linking the IBC to northern neighborhoods and passing through former Marine Corps Air Station (MCAS) – Tustin.

## **F**

- **Fair Market Rent (FMR)** – Fair Market Rents (FMRs) are freely set rental rates defined by HUD as the median gross rents charged for available standard units in a county or Standard Metropolitan Statistical Area (SMSA). Fair Market Rents are used for the Section 8 Rental Program and many other HUD programs and are published annually by HUD.
- **Fault** – A fracture in the earth's crust forming a boundary between rock masses that have shifted. An active fault is a fault that has moved recently, and which is likely to move again. An inactive fault is a fault which shows no evidence of movement in recent geologic time and no potential for movement in the relatively near future.
- **Freeway** – A divided state highway with restricted access solely through grade-separated interchanges, efficiently accommodating high volumes of traffic between cities. In Irvine, examples include the I-5 and I-405, forming the "El Toro Y" interchange, and the SR-55 extending along the City's western border.
- **Frequency** – The frequency of a sound wave, expressed in cycles per second, or hertz, determines the "pitch" of the sound. High frequencies produce high-pitched sounds, and low frequencies produce low-pitched sounds.

## **G**

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



- **Greenbelt** – An open area which may be cultivated or maintained in a natural state surrounding development or used as a buffer between land uses or to mark the edge of an urban or developed area.
- **Ground failure** – Mudslide, landslide, liquefaction, or the seismic compaction of soils.
- **Groundwater** – The supply of freshwater under the surface in an aquifer or soil that forms the natural reservoir for potable water.
- **Group Quarters** – A facility which houses groups of unrelated persons not living in households (U.S. Census definition). Examples of group quarters include institutions, dormitories, shelters, military quarters, assisted living facilities and other quarters, including single-room occupancy (SRO) housing, where 10 or more unrelated individuals are housed.
- **Growth Management Areas (GMAs)** – Subregions of the County of Orange established by the City-County Coordination Committee and Regional Advisory Planning Council, to promote inter-jurisdictional coordination in addressing infrastructure concerns and in implementing needed improvements.

## **H**

- **Hertz** – Unit of measurement of frequency, numerically equal to cycles per second.
- **Hierarchy** – Any system of interrelated persons or things, ranked one above another in descending order of importance or size.
- **Historical Site** – Any structure, place, or feature which is or may be significant to the post 1542 A.D. history, architecture, or culture of the nation, state, region, or community.
- **Home Mortgage Disclosure Act (HMDA)** – The Home Mortgage Disclosure Act requires larger lending institutions making home mortgage loans to publicly disclose the location and disposition of home purchase, refinance and improvement loans. Institutions subject to HMDA must also disclose the gender, race, and income of loan applicants.
- **Homeless** – Unsheltered homeless are families and individuals whose primary nighttime residence is a public or private place not designed for, or ordinarily used as, a regular sleeping accommodation for human beings (e.g., the street, sidewalks, cars, vacant and abandoned buildings). Sheltered homeless are families and persons whose primary nighttime residence is a supervised publicly or privately operated shelter (e.g., emergency, transitional, battered women, and homeless youth shelters; and commercial hotels or motels used to house the homeless).
- **Household** – All persons occupying a single dwelling unit.
- **Households, Market-Rate** – Households who, as determined by the City, have the financial capability to meet their housing needs without sacrificing other essential needs.
- **Households, Non-Market-Rate** – Households who, as determined by the City, do not have the financial capability to meet their housing needs without sacrificing other essential needs.
- **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 which either is considered to be real property under State law or cannot be moved without substantial damage or unreasonable cost.



- **Housing Subsidy** – Housing subsidies refer to government assistance aimed at reducing housing sales or rent prices to more affordable levels. Two general types of housing subsidy exist. Where a housing subsidy is linked to a particular house or apartment, housing subsidy is "project" or "unit" based. In Section 8 rental assistance programs the subsidy is linked to the family and assistance provided to any number of families accepted by willing private landlords. This type of subsidy is said to be "tenant-based."

## I

- **IBC** – Irvine Business Complex. Planning Area 36 within the City.
- **IIC-E** – Irvine Industrial Complex-East. Planning Area 35 within the City.
- **Image** – A mental representation, a conception or idea. Imaginable 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.
- **Impact** – A word used to express the extent or severity of an environmental problem, e.g., the number of persons exposed to a given noise environment.
- **Implementation Actions Program** – (See Phased Dedication and Compensating Development Program).
- **Implementation Districts** – Portions of the City directly involved in the Phased Dedication and Compensating Development Program. The portions have been divided into separately lettered "Implementation Districts" containing both open space lands for ultimate conveyance to the City and corresponding development areas.
- **Income** – Salary and/or wages, interest from assets, tips, pensions, assistance grants. Net assets include equity in real property, savings, stocks, bonds, and other forms of capital investment.
- **Income Level(s)** – Four levels are included relating to the Orange County HUD median income:
  - Income I is defined as households earning 0–30% of the HUD county median income.
  - Income II is defined as households earning 30–50% of the HUD county median income.
  - Income III is defined as households earning 50–80% of the HUD county median income.
  - Income IV is defined as households earning 80–120% of the HUD county median income.
- **Infrastructure** – Permanent physical improvements required to serve the population of the City, including but not limited to, circulation, utilities, and public facilities.
- **Infrastructure Phasing Program (IPP)** – A phasing program which ensures that infrastructure is added as development proceeds. The IPP correlates infrastructure improvements to land use, with specific emphasis on circulation capacity and public facility needs. The IPP provides reasonable lead time for the design and construction of specific transportation and other public facilities improvements.
- **Interfaith Centers** – Religious facilities for worship, education, and fellowship activities which are shared by two or more denominations.
- **ITAM** – Irvine Transportation Analysis Model.
- **IUSD** – Irvine Unified School District.





## L

- **Land Use** – A description of how land is occupied or planned to be utilized.
- **Large Family/Household** – A family of 5 or more persons.
- **Ldn** – The day/night average level established by the U.S. Environmental Protection Agency. It is similar to the CNEL descriptor; however, there is no evening weighing, only a 10 dBA weighing for the nighttime hours.
- **Leq** – The energy equivalent level, defined as the average sound level on the basis of sound energy (or sound pressure squared). The Leq is a "dosage" type measure and is the basis for the descriptors used in current standards such as the 24-hour CNEL used by the State of California.
- **Level of Service Standards** – a term used to qualitatively describe the operating conditions of a roadway based on factors such as speed, travel time, maneuverability, delay, and safety.
- **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 Streets** – Characterized by low speed and traffic volume, primarily serving as access routes to residential, business, and adjacent properties. These streets often accommodate parking and witness significant pedestrian traffic.
- **Loudness** – The judgment of intensity of a sound by a human being. Loudness depends primarily upon the sound pressure of the stimulus. Over much of the loudness range, it takes about a threefold increase in sound pressure (approximately 10 dB) to produce a doubling of loudness.

## M

- **Major Highway** – A divided arterial highway with six to eight through lanes, connecting planning areas and providing access to freeways or transportation corridors.
- **Market Rate Housing** – Housing which is available on the open market without any subsidy. The price for housing is determined by the market forces of supply and demand and varies by location.
- **Mass Transit** – A public common carrier transportation system having established routes and schedules
- **Master Plan of Arterial Highways (MPAH)** – The Orange County Master Plan of Arterial Highways (MPAH), managed by the Orange County Transportation Authority (OCTA), is a comprehensive transportation plan aiming to balance regional mobility with local access. It establishes an intercommunity arterial highway system to manage current and projected traffic, with detailed road classifications. A diagram in the Circulation Element is provided which illustrates the arterial designation of roadways. Each arterial designation defines the number of ultimate lanes planned for a given roadway. Arterial designations include Freeway, Transportation Corridor, Expressway, Major Highway, Primary Highway, Secondary Highway, and Commuter Highway.
- **MCAS** – Marine Corps Air Station.
- **Median Income** – The annual income for each household size within a region which is defined annually by HUD. Half of the households in the region have incomes above the median and half have incomes below the median.
- **Mitigation Measures** – Means by which an adverse impact may be lessened, minimized or eliminated.





- **Mobile Home** – A structure, transportable in one or more sections, which is at least 8 feet in width and 32 feet in length, is built on a permanent chassis and designed to be used as a dwelling unit when connected to the required utilities, either with or without a permanent foundation.

## **N**

- **Natural Communities Conservation Plan/Habitat Conservation Plan (NCCP/HCP)**– Plans designed to provide long-term protection biological resources/habitats.
- **Needing Rehabilitation** – Refers to a housing unit which, in its present state, materially endangers the health, safety, or well-being of its occupants in one or more respects, and which is economically feasible to repair.
- **Needing Replacement** – Refers to a housing unit which, in its present state, materially endangers the health, safety, or well-being of its occupants in one or more respects, and which is not economically feasible to repair.
- **Neighborhood** – A neighborhood is the smallest settlement unit. In Irvine, the term is generally used synonymously with tract increment within Planning Areas.
- **Neighborhood Park** – Neighborhood parks, smaller in size, offer green spaces and essential recreational amenities primarily for residents within walking or biking distance. Spanning from one to 10 acres, these parks feature facilities like playgrounds and picnic areas, catering to small group gatherings and spontaneous use. Larger neighborhood parks extend their offerings to include athletic fields, basketball courts, volleyball courts, and similar recreational facilities.
- **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 Uses** – As identified in the City's Noise Element noise sensitive land uses include, but are not limited to, residential, convalescent and rest homes, hospitals, libraries, churches, and schools.
- **Non-regulatory Statistical Table** – Table which provides historical baseline information for monitoring of growth and identification of trends.

## **O**

- **Off-Site Hazardous Waste Facility** – Any structures, other appurtenances, and improvements on the land, and all contiguous land serving more than one (1) producer of hazardous waste and used for the treatment, transfer, storage, resource recovery, disposal, or recycling of hazardous waste.
- **Orange County Transportation Authority (OCTA)** – The local transportation authority responsible for administering local, state and federal street, highway and public transit funds.
- **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.
- **Open Space Spine** – An open space corridor that provides a variety of recreational opportunities, and which links and integrates other conservation and open space areas into the land use system of the City.

- **Operational Characteristics Diagram** – A diagram which illustrates the operational designation of roadways. Each operational designation defines the operating characteristics of a roadway such as restricted access, parking prohibitions, and the types of traffic utilizing the street. Operational designations include Freeway, Transportation Corridor, Thruway, Parkway, Community Collector, Local Commercial, and Local.
- **Ordinance** – A municipally adopted law or regulation.
- **Overcrowding** – As defined by the U.S. Census, a household with greater than 1.01 persons per room, excluding bathrooms, kitchens, hallways, and porches. Severe overcrowding is defined as households with greater than 1.51 persons per room.
- **Overpayment** – The extent to which gross housing costs, including utility costs, exceed 30% of gross household income, based on data published by the U.S. Census Bureau. Severe overpayment, or cost burden, exists if gross housing costs exceed 50% of gross income.

## P

- **Paleontological Site** – Any area or location containing a trace or impression, or the remains, of plants or animals from past ages.
- **Park** – Any public or private land set aside for aesthetic, educational, recreational, or cultural use.
- **Parkway** – An operational designation for a moderate-speed arterial highway abutting and distributing trips to a variety of land uses. This facility primarily serves short-range trips and is a significant environmental element as it borders the activity corridor. A parkway has emergency parking only and will have considerable parallel and perpendicular pedestrian movement (see Standard Plans, Operational Characteristics Diagram).
- **Phased Dedication and Compensating Development Program** – A program that links the dedication of conservation and open space areas (Implementation Districts) to the development entitlement process. The purpose of the Program is to provide permanent protection of open space by means of public ownership.
- **Photovoltaic** – The conversion of sunlight into a photovoltaic cell into electricity.
- **Pitch** – A listener's perception of the frequency of a pure tone; the higher the frequency, the higher the pitch.
- **Planning Area** – A designation used in the City of Irvine General Plan and Zoning Ordinance for land areas for planning and statistical purposes. Each Planning Area is distinct from each other as exhibited through development intensity, land uses, open space or natural features, landscaping or architectural styles. (Previously referred to as Village.)
- **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.
- **Primary Highway** – A divided arterial highway with four through lanes, connecting planning areas and activity centers within them, as well as serving as conduits to and from freeways or transportation corridors.
- **Private Ways and Private Courts** – Irvine has several private ways and private courts, which are slow-speed roads within neighborhoods providing access to residential units, garages, and parking areas. Private courts are low-traffic dead-end lanes serving the same function but accommodating fewer daily vehicle trips.



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

## Q

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

## R

- **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.
- **Regional Housing Needs Assessment (RHNA)** – The Regional Housing Needs Assessment (RHNA) is based on State of California projections of population growth and housing unit demand and assigns a share of the region's future housing need to each jurisdiction within the SCAG (Southern California Association of Governments) region. These housing need numbers serve as the basis for the update of the Housing Element in each California city and county.
- **Regional Parks** – Large open spaces and recreational facilities provided either partially or wholly by the County of Orange. They serve the needs of persons throughout Orange County.
- **Residential Density** – The number of dwelling units per gross acre.
- **Resource Survey** – An on-foot reconnaissance of an area conducted for the purpose of determining the presence or absence of historical, archaeological, or paleontological resources.
- **Right-of-way** – A strip of land acquired by reservation, dedication, forced dedication, prescription, or condemnation and intended to be occupied or occupied by a road, crosswalk, railroad, electric transmission lines, oil or gas pipeline, waterline, sanitary storm sewer, and other similar uses.
- **Riparian** – Of, adjacent to, or living on, the bank of a river or, sometimes, of a lake, pond, or waterway.

## S

- **SB** – Senate Bill.
- **Scenic Corridor** – The visible area outside the highway's right-of-way, generally described as "the view from the road."
- **Scenic Highway** – A highway with a significant scenic corridor. Rural scenic highways are routes which traverse a corridor 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.
- **Secondary Highway** – An undivided arterial highway with four through lanes, facilitating traffic movement between planning areas and activity centers within them.





- **Sensitive Receptors** – Land uses considered sensitive receptors include residential uses, schools, childcare centers, acute care hospitals, and long-term health care facilities. Sensitive receptors are determined based upon special factors which may include the age of the users or occupants (e.g., children or elderly), the frequency and duration of the use or occupancy, continued exposure to hazardous substances as defined by federal and state regulations, and the users' ability to evacuate a specific site in the event of a hazardous incident.
- **Special Needs Groups** – Those segments of the population which have a more difficult time finding decent affordable housing due to special circumstances. Under California Housing Element statutes, these special needs groups consist of the elderly, handicapped, large families, female-headed households, farmworkers, and the homeless. A jurisdiction may also choose to consider additional special needs groups in the Housing Element, such as students, military households, other groups present in their community.
- **Spectrumotion** – The Irvine Spectrum Transportation Management Association, which is responsible for preparing an annual report comparing actual trip generation to anticipated trip generation for Planning Areas 13, 31, 32, 34 and a portion of Planning Area 12.
- **Sphere of Influence** – Unincorporated territory to be ultimately annexed and served by the City; land use is controlled by the County.
- **Staging Area** – An area where trail users may park their vehicles and assemble gear, including horses and recreational equipment, to be used on the trail.
- **Statistical Area** – A planning unit that contains primarily industrial commercial or agricultural land uses, it is defined by either open space elements or arterial streetscapes.
- **Streetscapes** – Landscaped areas adjacent to public or private streets to buffer adjacent developments which may serve as a means for reducing noise impact.
- **Subdivision** – The division of a lot, tract, or parcel of land into two or more lots, tracts, parcels, or other division of land for lease, sale, or financing in accordance with the Subdivision Map Act.
- **Suitability/Habitability** – Refers to the condition of a housing unit; households living in units requiring rehabilitation or replacement are considered to have needs with respect to suitability and/or habitability.
- **Survey** – An on-foot reconnaissance of an area usually conducted for the purpose of determining the presence or absence of biological, historical, archaeological, or paleontological resources.
- **Swale** – An elongated or depressed landform within a landscaped area, which is designed to carry storm or other runoff.

## **T**

- **Theme** – The pervasive character of an area, development, or special place.
- **Thruway** – An operational designation for a relatively high-speed arterial highway with restricted access supplementing the freeway system and carrying intermediate range trips to or between major nonresidential land uses. A thruway has emergency parking only, and minimal pedestrian interference with traffic (see Standard Plans, Operational Characteristics Diagram).
- **Transition Areas** – Buffer areas separating preservation areas and areas of development.



- **Transitional Housing** – Transitional housing is temporary (often six months to two years) housing for a homeless individual or family who is transitioning to permanent housing. Transitional housing often includes a supportive services component (e.g., job skills training, rehabilitation counseling, etc.) to allow individuals to gain necessary life skills in support of independent living.
- **Transportation Corridor** – A multi-use facility with controlled access, featuring a wide median suitable for fixed rail or high occupancy vehicle lanes, alongside general purpose lanes, facilitating traffic flow between cities. In Irvine, toll roads like SR-241 (Foothill Transportation Corridor), SR-261, and SR-133 (part of Eastern Transportation Corridor), and SR-73 (San Joaquin Hills Transportation Corridor) serve this purpose.
- **Transportation Demand Management (TDM)** – Programs designed to reduce the need or demand for vehicle trips, especially during congested commute times. TDM strategies may include promoting the use of alternative modes of transportation, reducing vehicle trips and vehicle miles traveled, and increasing vehicle occupancy rates.

## U

- **Urban Design Structure** – Framework which guides the development of the Planning Area, is comprised of the open space system, the circulation, network, and the village and district structure.
- **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

- **Vesting Map** – A map which meets the requirements of subdivision (a) and Section 66452 of the California Government Code.
- **View** – That which is seen; a scene. Something to be looked at with attention.

## W

- **Waste Management** – An efficient system for the collection and disposal of waste products generated by households, industry, and commercial enterprises.
- **Windrow** – A line of trees to reduce the force of a prevailing wind.

## 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 establishment of regulations governing the use, placement, spacing, and size of land and buildings.

