

X. Glossary

Active Recreation	Type of recreation which requires the use of organized play areas such as softball, soccer, and basketball.
ADT	An abbreviation standing for average daily trips, indicating the total daily volume of traffic on a roadway section.
Affordable	With regards to housing, units which can be purchased or rented by households with very low, low or moderate income, devoting no more than 30% of gross monthly income to housing costs.
Ambient	Background noise level which surrounds a listener.
Archaeological	Relating to the material remains of past human life, culture, or activities.
Arterial	A street carrying the highest local traffic volumes. providing access to freeways, linking residential and commercial districts, and serving through traffic needs.
Bicycle Lane	A 7-12 foot wide bicycle access area along the side of a roadway which is indicated by a solid pavement line and signs. Parking and vehicular and pedestrian cross-traffic are permitted in the lanes. (Class II facility)
Bicycle Path	An 8-foot wide paved area with two 2-foot shoulders providing exclusive bicycle and pedestrian access. Because a bicycle path is physically separated from motor vehicles, it is considered the safest type of bikeway. (Class I facility)

Bicycle Route	Portions of roadways designated for joint motor vehicle/ bicycle use, identified by signage only. Because the street area is shared and no pavement markings are required, bicycle routes are the least expensive and easiest facilities to provide, but are considered least desirable from a safety perspective. (Class III facility)
Buildout	Development of land to its full potential or theoretical capacity as permitted under current or proposed planning or zoning designations.
Buffer	An area designed to provide a separation between two, sometimes incompatible, land uses.
Capital Improvement Program	A City's facilities improvement funding schedule.
Clustered Development	Development in which a number of dwelling units are placed in closer proximity than usual, or are attached, with the purpose of retaining open space area.
Collector	A street whose primary function is to transfer traffic from local neighborhood streets to arterials and freeways. Secondly, a collector serves adjacent land uses.
Decibel (dB)	A unit of measurement of the intensity of sound. The decibel scale is logarithmic, with each increase of ten decibels equaling ten times the intensity of sound.
DBA	The abbreviation for the "A-weighted" scale for measuring sound in decibels which weights or reduces the effects of low and high frequencies to better simulate the range of human hearing.
Density	The degree of concentration of people in a given area. For housing, density is the number of residential dwelling units per acre of land. All densities specified in the General Plan are expressed in maximum number of units per net developable acre, excluding land area which may be devoted to public roadways.
Density Bonus	An increase in development rights allowing a parcel to accommodate additional residential units beyond the maximum for which the parcel is zoned, in exchange for the provision of affordable housing or some other designated amenity.
Density Transfer	The means of reallocating development rights from one property to another or from one portion of a site to another by increasing densities to retain open space elsewhere.

Duplex	A building under single ownership which is designed for occupancy by two families living independently of each other.
Dwelling Unit	A building or portion of a building designed as the residence of one family.
Endangered Species	A species of animal or plant whose prospects for survival and reproduction are in immediate jeopardy from one or more causes.
Erosion	The wearing away of the land surfaces by running water or wind.
Fault	A fracture in the earth's crust forming a boundary between rock masses that have shifted.
Federal Candidate 1	An animal or plant species for which sufficient information exists to support listing as threatened or endangered.
Federal Candidate 2	An animal or plant species for which information exists indicating that it may be an appropriate threatened or endangered listing but for which substantial biological information to support a ruling is lacking.
Fire Hazard Zone	An area where, due to slope, weather or type of vegetation, the potential loss of life and property from a fire necessitate special fire protection measures and planning before development occurs.
Flood	A temporary overflow of watercourse onto lands that are used by man and not normally covered by water.
Flood, 100 Year	The maximum magnitude of a flood expected to occur on the average every 100 years, based on historical data. The 100-year flood has a 1% chance of occurring in any given year.
Floodplain	The relatively flat area or lowlands adjoining a river, creek, or hay which have been or may be covered by water.
Floor Area Ratio (FAR)	The ratio of gross building square footage to the area of the site on which the building is located (e.g., a 20,000 square foot building on a 40,000 square foot site has an FAR of 0.50), as further defined in the zoning code.
Freeway	A major roadway which routes traffic through the community and serves longer distance trips. They are characterized by large volumes of traffic and high speed travel.

Gateway	A point along a roadway at which a motorist gains a sense of entering a city.
Geotechnical Evaluation	A professional evaluation of a site using scientific methods and engineering principles of geology, geophysics, hydrology and related sciences.
Goal	A general statement of purpose towards which the City will direct its efforts.
Ground Failure	Mudslide, landslide, liquefaction or other occurrences where the stability of soils is altered.
Habitat	The place or type of site where a plant or animal naturally or normally lives and grows.
Hazardous Material	A potentially injurious substance, including (among others) pesticides, herbicides, poisons, toxic metals, and chemicals, explosives, volatile chemicals and radioactive substances.
Historic	Associated with an important local, state or national event. or representing an outstanding example of an architectural period.
Homeless	Persons and families who lack a fixed, regular, and adequate nighttime residence. Includes those staying in temporary or emergency shelters or with friends or others on a temporary basis.
Household	All those persons -- related or unrelated -- who occupy a single housing unit.
Implementation Measure	Actions, programs or techniques that carry out policies.
Income Levels	Very Low Income: 50% or less of the San Mateo County median household income. Low Income: 50% to 80% of the county median income. Moderate Income: 80% to 120% of the county median income.
Infrastructure	The physical systems and services which support development and people, such as streets and highways, water and sewer systems, and the like.
Inventoried (or "Watch List")	A plant or animal species which is biologically rare, restricted in distribution, or associated with declining habitat, but not officially listed; used for information collection.

Jobs/Housing Balance	The ratio 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; less than 1.0 indicates a net out-commute.
Ldn	An abbreviation for average day-night sound level which places greater emphasis on noise generated between 10:00 p.m. and 7:00 a.m.
Leq	An abbreviation for noise equivalent level, or the average sound level.
Level of Service (LOS)	A standard for evaluating traffic congestion at intersections by comparing traffic volumes to roadway capacity.
Liquefaction	A situation whereby certain granular soils are turned into a kind of quicksand as a result of strong seismic shaking.
Local Street	A street providing direct access to properties and designed to discourage through traffic.
Mean Sea Level	The average altitude of the sea surface for all tidal stages.
Mixed-use	Properties on which commercial or institutional uses are combined with residential in an integrated development project.
Multi-Family Dwelling	A residential dwelling unit under separate ownership within a building or complex of structures containing other units which share common building components such as foundations, roofing or structural systems.
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 national history or whose artistic or architectural value is unique.
Neighborhood Commercial Center	A convenience shopping center predominately serving residents in the immediate vicinity.
Noise	Any sound which is undesirable, annoying or unhealthful.
Noise Contour	A line indicated on a map which connects points of equal noise level.
Non-Conforming Use	A use that was valid when brought into existence, but by subsequent regulation becomes no longer conforming.

Open Space	An area with few or no paved surfaces or buildings, which may be primarily in its natural state or improved for use as a park.
Passive Recreation	Type of recreation or activity which does not require the use of organized play areas.
Peak Period	The period of a day (usually one hour) when traffic volumes are highest, usually occurring in the morning or evening commute periods.
Policy	A specific statement of principle or of guiding actions which implies clear commitment and direction.
Rare Species	A plant species that exists in limited localities, small numbers, or in disappearing habitat; may become threatened or endangered.
Regional/Community Commercial	A primarily commercial district providing goods and services to residents of San Mateo and residents outside the community.
Richter Scale	A measure of the size or energy release of an earthquake at its source.
Riparian Habitat	Pertaining to areas adjacent to streams that support natural vegetation and wildlife.
Scenic Route	A highway or roadway which, in addition to its transportation function, provides opportunities for enjoyment of natural and man-made scenic resources.
Secondary Unit	A self-contained living unit, either attached to or detached from, and in addition to the primary residential unit on a single lot.
Seiche	Earthquake induced water waves in a confined body of water.
Seismic	Caused by or subject to earthquakes.
Special Concern	An animal species considered by the State to be limited in distribution and potentially threatened but not officially listed.
Specific Plan	A tool for detailed policies, design controls and implementation measures affecting development within a specified area of the City.
Sphere of Influence	The probable ultimate physical boundaries and service area of a local agency as determined by the Local Agency Formation Committee (LAFCO) of the county.

Subsidence/Settlement	A sinking, settling or otherwise lowering of parts of the ground surface.
Threatened Species	A plant or animal species which is likely to become endangered in the foreseeable future.
Through Traffic	Traffic whose destination is beyond the immediate vicinity of the road the vehicle is on.
Transit	Urban and suburban rail and bus systems.
Transportation System Management (TSM)	Voluntary and/or mandatory traffic reduction measures undertaken to increase the efficiency of a transportation system through such measures as carpooling, transit use incentives, and flexible working hours.
Travel Mode	The basic type of travel taken, such as automobile, transit, bicycle, walking, etc.
Trip	One way travel from an origin to a destination for a particular purpose.
Tsunami	Seismic sea wave generated by submarine volcanic or earthquake activity.
Wetlands	Transitional areas between terrestrial and aquatic systems where the water table is usually at or near the surface, or the land is covered by shallow water.
Zoning, Incentive	The award of bonus credits to a development in the form of more intensive use of land if public benefits -- such as preservation of greater than the minimum required open space, provision for low- and moderate-income housing, or plans for public plazas at ground level -- are included in a project.