

SECTION 13.0

GLOSSARY

This glossary is provided to the reader as a reference. These summaries are not intended as comprehensive definitions, and the terms should be considered in the context in which they are used. Because of the many sources of technical information, several terms and conventions have been used throughout the document.

AIR QUALITY:	A measure of health-related and visual characteristics of the air often derived from quantitative measurements of the concentrations of specific injurious or contaminating substances.
ALTERNATIVES:	Courses of action which may meet the objectives of a proposal at varying levels of accomplishment, including the most likely future conditions without the project or action.
AMBIENT AIR QUALITY STANDARDS:	Standards established on a state or federal level that define the limits for airborne concentrations of designated criteria pollutants (nitrogen dioxide, sulfur dioxide, carbon monoxide, ozone, lead), to protect public health with an adequate margin of safety (primary standards) and public welfare, including plant and animal life, visibility, and materials (secondary standards).
AMBIENT CONDITIONS:	The initial background concentration sensed/measured at a monitoring/sampling site, as in air quality or noise.
AMBIENT NOISE:	The background noise associated with a given environment, usually a composite of sounds from many sources near and far.
ARTERIAL:	A signalized street that serves primarily through traffic and provides access to abutting properties as a secondary function.
ATTAINMENT AREA:	An area considered to have air quality as good as or better than the National Ambient Air Quality Standard as defined in the Clean Air Act. An area may be an attainment area for one pollutant and a nonattainment area for others.
BERM:	An earthen embankment. Berms can function as visual screens, noise attenuators, and surface water diverters.
CARBON MONOXIDE (CO):	A colorless, odorless gas that is toxic because of its tendency to reduce the oxygen-carrying capacity of the blood.
CLEAN AIR ACT (CAA):	The CAA legislates that air quality standards set by federal, state, and county regulatory agencies establish maximum allowable emission rates and pollutant concentrations for sources of air pollution on federal and private property. Also regulated under this law is proper removal and safe disposal

	of asbestos from buildings other than schools.
COMMUNITY NOISE EQUIVALENT LEVEL (CNEL):	A noise compatibility level established by California Administrative Code, Title 21, Section 5000. The 24-hour average A-weighted sound level with a 5 dB weighting added to levels occurring between 10:00 p.m. and 7:00 a.m.
COMMUNITY ENVIRONMENTAL RESPONSE FACILITATION ACT (CERFA)	A 1992 amendment to CERCLA, CERFA expedites the identification of uncontaminated real property within closing facilities which offer the greatest opportunity for reuse and redevelopment.
COMPREHENSIVE ENVIRONMENTAL RESPONSE, COMPENSATION, AND LIABILITY ACT (CERCLA)	CERCLA, also known as Superfund, was enacted in 1980 to ensure that a source of funds is available to clean up abandoned hazardous waste dumps, compensate victims, address releases of hazardous materials, and establish liability standards for responsible parties. The act also requires creation of a National Priorities List which sets forth the sites considered to have the highest priority for cleanup under Superfund.
CONTAMINATION	The degradation of naturally occurring water, air, or soil quality either directly or indirectly as a result of human activities.
CONTIGUOUS:	Lands or legal subdivisions having a common boundary; lands having only a common corner are generally not contiguous.
CRITERIA POLLUTANTS:	The Clean Air Act required the EPA to set air quality standards for common and widespread pollutants after preparing "criteria documents" summarizing scientific knowledge on their health effects. Currently, standards are in effect for six criteria pollutants: sulfur dioxide, carbon monoxide, particulate matter, nitrogen dioxide, ozone, and lead.
CUMULATIVE IMPACT:	As defined by CEQA, cumulative impacts refers to two or more individual effects that, when considered together, are considerable or which compounds or increase other environmental impacts. The individual effects may be changes resulting from a single project or a number of separate projects. The cumulative impact from several projects is the change in the environment which results from the incremental impact of the project when added to other closely related past, present, and reasonable foreseeable probable future projects. Cumulative impacts can result from individually minor but collectively significant projects taking place over a period of time.
DAY-NIGHT AVERAGE SOUND LEVEL (Ldn):	The 24-hour average-energy sound level expressed in decibels, with a 10 decibel penalty added to sound levels between 10:00 p.m. and 7:00 a.m. to account for increased annoyance due to noise during the night.
DECIBEL (dB):	A unit of measurement on a logarithmic scale which describes the magnitude of a particular quantity of sound pressure or power with respect

of a standard reference value.

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DEVELOPED:	Said of land, a lot, a parcel, or an area that has been built upon, or where public services have been installed prior to residential or commercial construction.
DISPERSION:	The process by which atmospheric pollutants disseminate because of wind and vertical stability.
DISPOSAL:	The legal transfer of Navy property to other ownership.
DEVELOPMENT AGREEMENT (DA):	An agreement between a developer and a City or redevelopment agency thereof that contains all of the terms and conditions for the maintenance, planning and development of a property and legally governs the relationship between the agency and the developer until development has been completed.
EASEMENT:	A right given by the owner of land to another party for specific limited use of that land. An easement may be acquired by a government through dedication when the purchase of an entire interest in the property may be too expensive or unnecessary.
EMISSION FACTOR:	The rate at which pollutants are emitted into the atmosphere by one source or a combination of sources.
ENVIRONMENT:	The physical conditions that exist within the area that will be affected by a proposed project including land, air, water, minerals, flora, fauna, ambient noise, and objects of historical or aesthetic significance. The area involved shall be the area in which significant effects would occur either directly or indirectly as a result of the project. The “environment” includes both natural and man-made conditions.
ENVIRONMENTAL BASELINE SURVEY (EBS):	A “fence-to-fence” environmental survey of an installation to collect data, document current environmental conditions, and identify the parcels that offer the greatest opportunities for expedited reuse and redevelopment. The EBS process allows the identification of Department of Defense parcels suitable for lease or transfer, thus facilitating the transition from military to community uses as the installation is being closed.
ENVIRONMENTAL EQUIVALENT:	A procedure or measure, subject to the approval of the City, which will accomplish the same result and will have the same or less effect on the environment.
ENVIRONMENTAL IMPACT STATEMENT (EIS):	A document required of federal agencies by the National Environmental Policy Act (NEPA) for major projects legislative proposals significantly affecting the environment. A tool for decision making, the EIS describes the positive and negative effects of the undertaking and evaluates alternative actions.

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EQUIVALENT NOISE LEVELS (Leq):	Equivalent noise levels are used to develop single-value descriptions of average noise exposure over various periods of time.
FINDING OF SUITABILITY TO TRANSFER (FOST):	Documentation of environmental findings which establishes that properties proposed for conveyance from the Department of Defense to a non-federal government entity or entities have been adequately assessed and evaluated for (a) the presence of hazardous substances and petroleum products and contamination on the properties, and (b) the adequate use of restrictions and notifications to ensure that the use is consistent with protection of human health and the environment.
FOOTPRINT (Building):	The outline of the ground area covered by a building.
GENERAL PLAN:	A compendium of city or county policies regarding long-term development, in the form of maps and accompanying text. The General Plan is a legal document required of each local agency, such as the City of Anaheim, by the State of California Government Code Section 65301 and adopted by the City Council or Board of Supervisors.
GRADING:	Alteration of existing slope and shape of the ground surface.
GROSS SQUARE FOOTAGE:	The total square footage of a building or structure, including the exterior walls of all floors.
HAMILTON AIR FORCE BASE/HAMILTON ARMY AIRFIELD:	The terms “Hamilton Air Force Base” and “Hamilton Army Airfield” are often used interchangeably to refer to the entire Department of Defense Housing Facility - Novato before it was divided among different Department of Defense and federal entities. This EIR uses “the former Hamilton Air Force Base” when referencing the entire facility.
HAZARDOUS MATERIAL:	A substance or mixture of substances that poses a substantial present or potential risk to human health or the environment. Any substance designated by the EPA to be reported if a designated quantity of the substance is spilled in the waters of the United States or if it is otherwise released into the environment.
HAZARDOUS WASTE:	A waste or combination of wastes which, because of its quantity, concentration, or physical, chemical, or infectious characteristics, may either cause or significantly contribute to an increase in mortality or an increase in serious irreversible illness; or pose a substantial present or potential hazard to human health or the environment when improperly treated, stored, transported, disposed of, or otherwise managed. Regulated under the Resource Conservation and Recovery Act (RCRA).
IMPACT:	“Effects” and “impacts” are usually synonymous. Direct or primary effects are caused by the project and occur at the same time and place; indirect or secondary effects are caused by the project and are later in time or farther removed in distance but are still reasonably foreseeable. Indirect or

secondary effects may include growth-inducing effects and other effects related to induced changes in the pattern of land use, population density, or growth rate and related effects on air and water and other natural systems, including ecosystems.

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

INDIRECT SOURCE: Any structure or installation that attracts an activity that creates emissions of pollutants. For example, a major employment center, a shopping center, an airport, or a stadium can all be considered to be indirect sources.

INFRASTRUCTURE: The basic installations and facilities on which the continuance and growth of a locale depend (roads, schools, power plants, transportation, and communication systems).

INITIAL STUDY: Under CEQA, a preliminary analysis prepared by the Lead Agency to determine whether an EIR or a Negative Declaration must be prepared to identify the significant environmental effects to be analyzed in an EIR.

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

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

LEAD AGENCY: The public agency that has the principal responsibility for carrying out or approving a project. The Lead Agency will decide whether an EIR or Negative Declaration will be required for the project and will cause the document to be prepared.

LEVEL OF SERVICE (LOS): In transportation analysis, a qualitative measure describing operational conditions within a traffic stream and how they are perceived by motorists and/or pedestrians. In public services, a measure describing the amount of public services available to community residents, generally expressed as the number of personnel providing service per 1,000 population.

MCKINNEY ACT: The McKinney Act gives recognized providers of assistance to the homeless a high priority in acquiring unneeded land and buildings on federal properties. The property can be used only for the homeless and only for two years. Homeless providers must be able to finance upgrades of facilities, pay a proportionate share of municipal service costs, and fund its program operations.

MITIGATION MEASURE: Mitigation includes avoiding the impact altogether by not taking a certain

action or parts of an action; minimizing impacts by limiting the degree or magnitude of the action and its implementation; rectifying the impact by repairing, rehabilitating, or restoring the affected environment; reducing or eliminating the impact over time by preservation and maintenance during the life of the action; and compensating for the impact by replacing or providing substitute resources or environments.

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

MULTI-FAMILY HOUSING: Townhouse or apartment units that accommodate more than one family though each dwelling unit is only occupied by one household.

NEGOTIATED PURCHASE AND SALE AGREEMENT (PA): An agreement between state and local government agencies or other qualified entities which established the terms of sale of a property or properties at fair market value with negotiation of the payment terms.

NEW HAMILTON PARTNERSHIP (NHP) MASTER PLAN This term is used throughout this EIR to describe the Hamilton Field Master Plan, prepared for the properties owned by NHP, to distinguish it from the Hamilton Field Redevelopment Project analyzed in this EIR, which includes both the NHP Master Plan Area and the Navy-owned DODHF Planning Areas.

NITROGEN OXIDES (NO_x): Gases formed primarily by fuel combustion, which contribute to the formation of acid rain. Hydrocarbons and nitrogen oxides combine in the presence of sunlight to form ozone, a major constituent of smog.

NOISE: Any sound that is undesirable because it interferes with speech and hearing, or intense enough to damage hearing, or is otherwise annoying.

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

NOTICE OF COMPLETION (NOC): A brief notice filed with the California Office of Planning and Research (OPR) by a Lead Agency when it has completed a draft EIR and is prepared to make it available for review.

NOTICE OF DETERMINATION (NOD): A brief notice to be filed by a public agency after it approves or determines to carry out a project that is subject to the requirements of CEQA.

NOTICE OF PREPARATION (NOP): A brief notice sent by a Lead Agency to notify the Responsible Agencies, Trustee Agencies, and involved federal agencies that the Lead Agency plans to prepare an EIR for the project. The purpose of the notice is to solicit guidance from those agencies as to the scope and content of the environmental information to be included in the EIR. Public agencies are free to develop their own formats for this notice.

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OWNER PARTICIPATION AGREEMENT (OPA):	An agreement between a redevelopment agency and a developer which establishes the terms and extent of Agency assistance to the project subject to the developer's compliance with the terms of a Development Agreement.
OZONE (O ₃):	A major ingredient of smog. Ozone is produced from reactions of hydrocarbons and nitrogen oxides in the presence of sunlight and heat.
PARTICULATE MATTER (PM ₁₀):	PM ₁₀ is a fractional sampling of particle sizes that approximate the extent to which particles with aerodynamic equivalent diameters smaller than fifty (50) microns penetrate to the lower respiratory tract. The "10" in PM ₁₀ refers to a 50 percent collection efficiency size range, not an upper size limit.
PEAK HOURS:	The hour of highest traffic volume on a given section of roadway between 7:00 a.m. and 9:00 a.m. or between 4:00 p.m. and 6:00 p.m.
PERMIT:	An authorization, license, or equivalent control document to implement the requirements of an environmental regulation.
POINT SOURCE:	A pollutant source that is fixed in location and that releases pollutants through a relatively small area, such as an air emissions stack or a pipeline outfall.
PRECURSOR:	A chemical compound that leads to the formation of a pollutant. Reactive organic gases and nitrogen oxides are precursors of photochemical oxidants.
PUBLIC BENEFIT DISCOUNT CONVEYANCE:	A transfer of property at less than fair market value to state or local government agencies or other qualified entities when sponsored by a federal agency for uses that would benefit the public.
REACTIVE ORGANIC GASES (ROG):	Classes of hydrocarbons (olefins, substituted aromatics, and aldehydes) that are likely to react with ozone and nitrogen dioxide in the atmosphere to form photochemical smog.
REMEDiate:	To correct, or clean up (especially hazardous materials or wastes).
RESPONSIBLE AGENCY:	A public agency which proposes to carry out or approve a project, for which a Lead Agency is preparing or has prepared an EIR or Negative Declaration. For the purposes of CEQA, the term "Responsible Agency" includes all public agencies other than the Lead Agency that have discretionary approval power over the project.
SIGNIFICANT IMPACT:	As defined by the California Environmental Quality Act, a substantial, or potentially substantial, adverse change in any of the physical conditions within the area affected by the project, including land, air, water, minerals, flora, fauna, ambient noise, and objects of historic or aesthetic significance. An economic or social change by itself shall not be considered a significant effect on the environment. A social or economic change related to a

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	physical change may be considered in determining whether the physical change is significant.
SINGLE-FAMILY HOUSING:	A conventionally built house consisting of a single dwelling unit occupied by one household.
STATIONARY SOURCE:	A source of air pollution that is not mobile, such as a heating plant or an exhaust stack from a laboratory.
TOPOGRAPHY:	The physical shape of the ground surface.
TOXIC:	Harmful to living organisms.
TRANSFER:	Deliver U.S. government property accountability to another federal agency.
TRANSPORTATION DEMAND MANAGEMENT (TDM):	A program to consolidate person trips/minimize vehicle trips. Similar to a TSM program, with a focus on shared or mixed uses onsite to reduce demand.
TRIP:	The one-way movement from origin to destination, with each trip having two trip ends.
TRIP ASSIGNMENT:	The allocation of vehicle trips to available routes between locations in a traffic study area.
TRIP GENERATION:	The number of vehicle trip ends associated with (i.e., produced by) a particular land use or traffic study site. A trip end is defined as a single vehicle movement. Roundtrips consist of two trip ends.
TRUSTEE AGENCY:	A state agency having jurisdiction by law over natural resources affected by a project that are held in trust for the people of the State of California. Trustee Agencies generally include: <ul style="list-style-type: none">(a) The California Department of Fish and game with regard to the fish and wildlife of the state, to designated rare or endangered native plants, and to game refuges, ecological reserves, and other areas administered by the department.(b) The State Lands Commission with regard to state-owned "sovereign" lands such as the beds of navigable waters and state school lands.(c) The State Department of Parks and Recreation with regard to units of the State Park System.(d) The University of California with regard to sites within the Natural Land and Water Reserves System.
U.S. ENVIRONMENTAL PROTECTION AGENCY:	The independent federal agency established in 1970 to regulate federal environmental matters and oversee the implementation of federal environmental laws.

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VEHICLE MILES TRAVELED (VMT):	A measure of both the volume and extent of motor vehicle operation; the total number of vehicle miles traveled within a specified geographical area (whether the entire country or a smaller area) over a given period of time.
ZONING:	The division of a municipality into districts for the purpose of regulating land use, types of buildings, required yards, necessary off-street parking, and other prerequisites to development. Zones are generally shown on a map and the text of the zoning ordinances specifies requirement for each zoning category.