

**GLOSSARY OF COMMONLY USED TERMS
IN THE PORT MASTER PLAN UPDATE**

Term	Definition
Allowed Uses Terms	
Primary Uses	Main development types allowed in each land or water use designation. Primary Uses take precedence and are of a higher priority over Secondary Uses.
Secondary Uses	Development types allowed in each land and water use designation that complement the Primary Use; the total aggregate of all secondary uses shall not exceed one-third of the development area, an effective 2:1 ratio of primary to secondary uses. Secondary uses are subordinate to Primary Uses and may be subject to occupancy limitations and/or annual usage limitations in order to ensure Primary Uses maintain functional priority in the area. See Land and Water Use Element for policies.
Supportive Use	Directly related ancillary development, facilities, or activities enabling and/or enhancing the functionality of a Primary or Secondary Use.
General Terms	
Accessway (Lateral or Vertical)	Consistent with the California Coastal Act, any lateral or vertical pedestrian facility, or combined pedestrian/bicycle facility, that provides physical access to and/or through a site to access District Tidelands. Accessways include, but are not limited to, lateral or vertical paths/pathways, trails, sidewalks, walkways, and bicycle paths.
Activating Commercial Uses	Small-scale commercial enterprises (a structure or amenity, temporary or permanent) allowed within the Recreation Open Space land use designation, which are intended to activate public spaces by serving visitors and the community. These uses include, but are not limited to, food and beverage carts or kiosks, retail carts or kiosks, pavilions, temporary or seasonal stands, and other similar small-scale merchant facilities or activities.
Activating Recreational Uses	A feature, amenity, or structure in a Recreation Open Space land use designation designed for enhancing the public's use or enjoyment of the open space. These uses could include, but are not limited to, game or chess board, moveable features or play structures, sound or light installations, shade structures, pedestrian amenities, educational features or signage, or similar features.
Amenity Zone	A public realm space, subject to policies, within or adjacent to the Promenade that provides pedestrian and bicycle amenities.
Appealable Projects List	Development projects listed as appealable in California Coastal Act Section 30715 that are required to be included and described in a Port Master Plan in sufficient detail to be able to determine their consistency with the policies of Chapter 3 (commencing with Section 30200) of the California Coastal Act. Approvals for appealable category development projects by the port governing body may be appealed to the California Coastal Commission (Public Resources Code Sections 30711 and 30715). Appealable Projects List is separate from a 'Project' as defined by CEQA; see definition of 'Project'.

Term	Definition
Aquaculture	<p>Aquaculture, also known as fish or shellfish farming, refers to the propagation, cultivation, maintenance, and harvesting of aquatic plants and animals in marine, brackish, and fresh water. Aquaculture produces food fish, sport fish, bait fish, ornamental fish, crustaceans, mollusks, algae, sea vegetables, and fish eggs. Aquaculture is a priority coastal-dependent use, as described in the California Coastal Act.</p> <p>Aquaculture includes the production of seafood from hatchery fish and shellfish which are grown to market size in ponds, tanks, cages, or raceways. Stock restoration or "enhancement" is a form of aquaculture in which hatchery fish and shellfish are released into the wild to rebuild wild populations or the creation of habitats to support native populations, such as oyster reefs. Aquaculture also includes the production of ornamental fish for the aquarium trade, and growing plant species used in a range of food, pharmaceutical, nutritional, and biotechnology products.</p>
Beneficial Water Uses	<p>Pursuant to the Porter-Cologne Water Quality Control Act, designations assigned to water bodies of the state that may be protected against quality degradation. In the San Diego Region, Beneficial Water Uses, including water quality objectives and implementation plans to protect those uses, are established by the California Water Quality Control Board, San Diego Region's <i>Water Quality Control Plan for the San Diego Basin (Basin Plan)</i>.</p> <p>In the Pacific Ocean, Beneficial Water Uses include: contact water recreation; non-contact water recreation; wildlife habitat; industrial service supply; navigation; commercial and sportfishing; preservation of biological habitats of special significance; rare, threatened, or endangered species; marine habitat; migration of aquatic organisms; spawning, reproduction, and/or early development; shellfish harvesting; and aquaculture.</p> <p>In San Diego Bay, Beneficial Water Uses include: contact water recreation; non-contact water recreation; wildlife habitat; industrial service supply; navigation; commercial and sport fishing; preservation of biological habitats of special significance; rare, threatened, or endangered species; estuarine habitat; marine habitat; migration of aquatic organisms; spawning, reproduction, and/or early development; and shellfish harvesting.</p>
Best Available Science	<p>Best Available Science is the informational standard mandated for decision making. To achieve high-quality science, scientists construct their studies using what is known as the scientific process, which typically includes the following elements: a clear statement of objectives; a conceptual model, which is a framework for characterizing systems, stating assumptions, making predictions, and test hypotheses; a good experimental design and a standardized method for collecting data; statistical rigor and sound logic for analysis and interpretation, clear documentation of methods, results, and conclusions; and peer review.</p>
Best Management Practices (BMP)	<p>Schedules of activities, prohibitions of practices, operation and maintenance procedures, and other management practices to prevent or reduce the conveyance of pollution in stormwater and urban runoff, as well as, treatment requirements and structural treatment devices designed to do the same.</p>
Boat Brokerage	<p>A business representing yacht or boat sellers and/or buyers during sale or purchase.</p>

Term	Definition
Blue Technology	Blue Technology is the specialized sector of the maritime industry focused on technological advances to promote and restore the health of the ocean and marine waters. Blue Technology uses and activities may include land-side facilities such as office space to support coastal-dependent or coastal-related businesses and activities, warehouse-type space with ancillary offices to conduct applied research, equipment development, scientific testing and research, software development, and other similar activities. Blue Technology activities include but are not limited to: ocean protection technologies such as in-water treatment systems to reduce contamination; ocean conservation efforts such as in-water monitoring using sensor technology and autonomous systems; ocean based renewable energy technologies including (wind, solar, tidal, and current); and clean power research activities for energy efficiency in maritime operations.
Buffers	Undeveloped areas of natural vegetation that protect critical shoreline and transitional habitats from excessive land- and water-based disturbance and development. A buffer area should be an integral component of any proposed development project located within or adjacent to an area designated as Conservation Open Space. Site-specific and species-specific buffer zones and setback areas should be of sufficient size for the habitat and type of disturbance.
California Coastal Act	The California Coastal Act of 1976, as set forth in California Public Resources Code, Sections 30000 et seq.
Coastal Commission Administrative Regulations	The regulations established in Division 5.5 of Title 14 of the California Code of Regulations that enable the California Coastal Commission to carry out the purposes and provisions of the California Coastal.
California Environmental Quality Act (CEQA)	State law (see Public Resources Code section 21000) which requires that potential adverse effects upon the environment of private and public projects be reviewed by decision-makers.
Climate Change	Climate change is a long-term shift in the statistics of the weather (including its averages). For example, it could show up as a change in climate averages (expected average values for temperature and precipitation) for a given place and time of year, from one decade to the next.
Coastal-Dependent Development or Use	Any development or use which requires a site on, or adjacent to, the sea to be able to function at all (Section 30101 of the California Coastal Act)
Coastal-Related Development	Any use that is dependent on a coastal-dependent development or use (Section 30101.3 of the California Coastal Act).
Coastal Development Permit	A permit for any development within the Coastal Zone that is required pursuant to subdivision (a) of Section 30600 of the California Coastal Act and as applicable to ports pursuant to Chapter 8 of the California Coastal Act.
Commercial Attractions	A fee-based place of interest that generates visitors to the District Tidelands for leisure, adventure, and/or entertainment.
Conservation	The protection and management of natural resources that best reflect environmental stewardship for present and future generations. Used synonymously with Preservation.
Cultural, Entertainment and/or Performance Feature or Venue	A building, pavilion, stage, tent, or similar facility which is used for the programming, production, presentation, exhibition of any of the arts and cultural disciplines.
Cultural Uses	Cultural Uses support the programming, production, presentation, exhibition of any of the arts and cultural disciplines.
Deep-Water Dependent	Development, facilities, or activities which depend on access to, or frontage on, navigable waters to be able to function. Deep-Water dependent uses involve the transport of goods and people via ocean-going vessels.

Term	Definition
Development	On land or under water, the placement or erection of any solid material or structure; discharge or disposal of any dredged material or of any gaseous, liquid, solid, or thermal waste; grading removing, dredging, mining, or extracting of any materials; change in the density or intensity of use or activity of land; change in the intensity of use or activity of water, or of access thereto; and the construction, reconstruction, demolition, or alteration of the size of any structure, including any facility of any private, public or municipal utility; and the removal or harvesting of major vegetation other than for agricultural purposes, kelp harvesting, and timber operations which are in accordance with a timber harvesting plan submitted pursuant to the provisions of the Z'berg-Nejedly Forest Practice Act of 1973 commencing with Section 4511) (Public Resources Code Section 30106).
Development Parameters	Development Parameters establish specific criteria for development, facilities, or an activity. Parameters may include criteria such as minimum and maximum widths, heights, square footages, setbacks, etc.
Dry Dock Services	Dry Dock Services include, but are not limited to, dockside facilities maintenance, repair services, and dry boat and vessel storage. Activities associated with this use involve lifting of vessels out of the water for inspection, maintenance, and repair and undocking after completion of work. Dry boat and vessel storage can be provided on surface-level storage lots or multi-level boat houses.
Dock and Dine	A location, typically a dock or a pier, that is made available to the public, by reservation and/or on a first come, first served basis, for short-term recreational boat berthing near dining facilities; not for the purposes of overnight berthing for recreational boaters and/or berthing of commercial vessels.
Ecosystem	A unit of land or water comprising populations of organisms considered together with their physical environment and the interacting processes between them.
Ecosystem Management	To maintain and improve the native biological diversity and sustainability of ecosystems, while balancing human and business needs.
Emergency	A sudden, unexpected occurrence demanding immediate action to prevent or mitigate loss of or damage to life, health, property or essential public services.
Environmental Resources	Landforms, soils, waters and their associated flora and fauna.
Feasible	Capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, social, and technological factors.
Finished Grade	The final elevation and contour of the ground after cutting or filling and conforming to the proposed design.
Flood	A general and temporary condition of partial or complete inundation of normally dry land area from: <ul style="list-style-type: none"> • Overflow of inland or tidal waters; or • Unusual and rapid accumulation or runoff of surface waters from any source.
Green Necklace	<p>The comprehensive coastal access system of open spaces, recreation areas, and connective multi-modal features that together form a continuous linkage of District Tidelands around the Bay. This is an implementation of the 'Green Necklace', as established by the Framework Report (2015).</p> <p>Green Necklace components may include, but are not limited to: promenades, accessways, bicycle facilities, parks, plazas, recreation areas or open spaces, attractions, conservation areas, and streets with multi-modal facilities. Features may be designed as hardscape, softscape, and/or landscape that create a cohesive experience for the user and that link the District's activity areas.</p>
Greenhouse Gas (GHG)	A balance of naturally occurring gases in the atmosphere determines the earth's climate by trapping solar heat through a phenomenon known as the greenhouse effect. GHGs, including carbon dioxide, methane, nitrous oxide, chlorofluorocarbons, and water vapor, keep solar radiation from exiting our atmosphere.

Term	Definition
Habitat	Where plant or animal species live, grow, and reproduce in the environment that satisfies their life cycle requirements.
Height	The vertical distance from the finished grade to an imaginary plane projected from the highest part of the roof pitch or the top of a parapet, whichever is taller.
Hotel/Motel	A commercial establishment offering accommodations to travelers. Hotels/motels may also contain restaurants, meeting rooms, stores, and other services, which may be available to the general public.
Inter-Tidal	The area along the shore that lies between the high and low tides. This area is exposed to the air at low tide and submerged at high tide.
Lateral Shoreline Access	Accessways that provide physical public access and use along (parallel to) the shoreline. Promenades are the primary form of Lateral Shoreline Access throughout the District Tidelands.
Linkages	A connection point where systems converge. See definition of 'systems'.
Logistics and Supply Chain Support Services	Processing, administration, maintenance, or repair facilities supporting cruise terminal or cargo terminal operations of transporting cargo and people.
Long-Term Leases	A lease with term of five (5) years or more in duration (BPC Policy No. 355).
Lower Cost Visitor and Recreational Facilities	Facilities serving the needs of visitors to District tidelands, which may include, but are not necessarily limited to: public recreational opportunities such as active and passive parks, open space, gardens, Promenades, walkways and bikeways/bike paths; wayfinding signage, seating, bicycle racks and other enhancements to public access areas; free or lower-cost public events or tours; public art, museums or exhibits; public viewing areas or piers; free or lower cost transportation, including shuttles, van pools, water taxis and bicycle racks; public fishing piers or floating docks; low cost or free moorings or boat slips; dock and dine piers; parking facilities/spaces that are free or lower cost; kitchenettes, free Wi-Fi, free or reduced cost breakfast, and free parking at hotels or motels; hostels, motels, hotels, campgrounds, yurts, RV parks, or tent campsites.
Marine-related Education (non-municipal)	Non-municipal education services focused on marine-related industries. Not associated with municipal schools, districts, or other municipalities. Higher education may be allowed on a case-by-case basis.
Marine-related Professional Services	A business providing advisory services related to boating activities, including insurance, purchase/brokerage, regulatory requirements, and related advising.
Marine Resources	Areas of intertidal or subtidal habitat together with its overlaying water and associated flora and fauna.
Mid-block Pedestrian Crossing	A pedestrian roadway crossing that is not adjacent to, or aligned, with a controlled intersection. May or may not be aligned with a vertical connection.
Mitigation Bank	<p>A wetland, stream, or other aquatic resource area that has been restored, established, enhanced, or (in certain circumstances) preserved for the purpose of providing compensation for unavoidable impacts to aquatic resources permitted under Section 404 of the Clean Water Act or a similar state or local wetland regulation. A mitigation bank may be created when a government agency, corporation, nonprofit organization, or other entity undertakes these activities under a formal agreement with a regulatory agency. Mitigation banks have four distinct components:</p> <ul style="list-style-type: none"> • The bank site: the physical acreage restored, established, enhanced, or preserved; • The bank instrument: the formal agreement between the bank owners and regulators establishing liability, performance standards, management and monitoring requirements, and the terms of bank credit approval; • The Interagency Review Team (IRT): the interagency team that provides regulatory review, approval, and oversight of the bank; and • The service area: the geographic area in which permitted impacts can be compensated for at a given bank.

Term	Definition
Mitigation Measure	Measures adopted in accordance with the California Environmental Quality Act to reduce significant environmental impacts to below a level of significance or avoid a significant environmental impact.
Mobility Hub	<p>Mobility Hubs are locations offering connections to, and transfers between, multiple modes of travel. Mobility Hubs provide amenities to serve a variety of users, and provide a convenient transfer point for patrons to switch modes of travel to, from, and within the Tidelands.</p> <p>Mobility Hubs may be as simple as a bus stop located adjacent to a bike share station and pedestrian facilities, with wayfinding leading patrons to nearby attractions. However, Mobility Hubs may also be much larger in scale, and look similar to Santa Fe Depot or the 12th and Imperial Transit Center. They should be sized and designed to provide amenities based on the area and needs that they serve.</p>
Multi-Modal	Using, providing for, or accommodating more than one mode of travel.
Natural Areas	Undeveloped areas that contain both native and non-native vegetation.
Native Vegetation	Vegetation composed of plants which originated, developed, or were produced naturally in the region and were not introduced directly or indirectly by humans.
Natural Resources	Habitat, ecosystems, flora, and fauna found in and around the Bay.
Neighboring Jurisdictions	Federal, state, or local agencies whose jurisdictional boundaries are located adjacent to District tidelands.
Overlay Area	An Overlay Area allows flexibility in the arrangement of two or more different land use designations within a specific boundary, subject to specified Development Parameters for that boundary as identified in the applicable Planning District. Each Overlay Area has its own unique set of Development Parameters.
Parcel	A defined piece of real estate, usually considered a unit for purposes of development.
Pavilions	A type of Activating Commercial Use that is a permanent or temporary structure providing recreational services, retail/restaurant services, concessions, entertainment, or shelter.
Pedestrian Amenity	Physical facilities located within the public realm or Green Necklace space for the comfort and use of a visitor. Improvements include, but are not limited to, pedestrian-scaled lighting, pedestrian buffer (hardscape or softscape), seating (in a variety of forms), bicycle racks or other bicycle comfort features, water fountains, rest rooms, shade structures, directional or wayfinding features, or appropriately scaled play or interactive structures.
Planning Districts	A discrete area of the District Tidelands to allow for location-specific regulation related to areas that are distinct in geography, location, or character.
Policy	A policy is a specific statement that guides decision-making. It indicates a commitment to a particular course of action. A policy is based on and helps implement a plan's goals and/or objectives.
Port Act	The San Diego Unified Port District (District) is a public corporation created by the Legislature in 1962 pursuant to Harbors and Navigation Code Appendix I (Port Act). The Port Act provides for the establishment of the District; to provide for the calling of municipal elections, therefor; describing the powers, duties, and functions thereof; authorizing the District to borrow money and issue bonds for District purposes; to provide means of raising revenues for the operation, maintenance, and bond redemption of the District; and to provide for the transfer to such District of tidelands and lands lying under inland navigable waters.
Port Master Plan (PMP)	The Port Master Plan serves as a long-range plan to establish policies and guidelines for future development within the coastal zone boundary of the District, as well as to implement the provisions and policies of the California Coastal Act of 1976 and the Port Act.

Term	Definition
Project	The whole of an action, which has a potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment, and that is any of the following: (1) an activity directly undertaken by any public agency including but not limited to public works construction and related activities clearing or grading of land, improvements to existing public structures, enactment and amendment of zoning ordinances, and the adoption and amendment of local General Plans or elements thereof pursuant to Government Code Sections 65100–65700; (2) an activity undertaken by a person which is supported in whole or in part through public agency contacts, grants, subsidies, loans, or other forms of assistance from one or more public agencies; or (3) an activity involving the issuance to a person of a lease, permit, license, certificate, or other entitlement for use by one or more public agencies (CEQA Guidelines Section 15378). A Project is separate from the ‘Appealable Project List’ as defined by this document; see definition of ‘Appealable Project List’.
Promenade	A dedicated lateral public accessway providing pedestrian, or shared pedestrian and bicycle connectivity, parallel and adjacent to the waterfront, as identified on the Planning District Maps.
Public Safety	Refers to the welfare and protection of the general public. Also refers to the prevention and protection of the public from dangers affecting safety such as operational hazards, crimes or disasters through the provision of police, fire, and emergency services and personnel.
Pumpout and Disposal Facilities	Fixed (i.e., non-mobile) facilities comprised of infrastructure, such as plumbing, pumps, storage tanks, or piping that facilitate the proper disposal of sewage from motorized recreational vessels.
Recreation Open Space	Any location, site, or area providing physical public coastal access as an open space or recreation amenity. Recreation spaces include, but are not limited to, promenades, pathways, bike lanes and facilities, sidewalks, public spaces, parks, and plazas.
Recreational Vessel (motorized)	Motorized vessels include, but are not limited to: jet skis; flyboards; boats; or similar motorized vessels for recreational use.
Recreational Vessel (non-motorized)	Non-motorized vessels include, but are not limited to: kayaks; paddle boats; sail boats; boards (paddle, stand-up, surf, or similar); or similar non-motorized vessels for recreational use.
Resilience	Resilience means building the ability of the District to "bounce back" after hazard events.
Restoration	The manipulation of the physical, chemical, or biological characteristics of a site with the goal of returning the majority of natural functions to the lost or degraded native habitat.
Scenic Vista Area	A point of public access providing a public vantage point for a scenic vista, as identified on the Planning District Maps
Sea level rise	An increase in the height of the sea caused by thermal expansion from warming of the ocean (since water expands as it warms) and increased melting of land-based ice, such as glaciers and ice sheets
Sensitive Habitat	Land, water and vegetation needed to maintain one or more sensitive species.
Setback	The minimum distance required to be maintained between two structures or between a structure and a leasehold line or development area boundary.
Shade Structure	Temporary or permanent non-habitable structures that allow light and air to pass through; see also Activating Recreational Use.
Shared Parking	A parking facility that serves, or is utilized by, two or more developments or uses; may include facilities that share parking spaces utilized during different peak-hour times to result in overall reduction in the total number of required parking spaces.

Term	Definition
Shoreline Protective Device	Any type of shoreline armoring or protective structures, such as seawalls, revetments, riprap, breakwaters, groins, bluff retention devices, deep piers/caissons, bulkheads, or other artificial structures built for the purpose of protecting land or structures against erosional forces.
Sign	A visual display of information, direction, identification, and/or warnings as a physical item or a digital/technological display.
Storm Surge	Storm surge is an abnormal rise of water generated by a storm, over and above the predicted astronomical tide.
Sub-Districts	A discrete area within a Planning District identified to allow for location- or parcel-specific regulation.
Systems	A set of interrelated and interdependent features, facilities, or services, including physical and digital infrastructure, promenades, piers, berths, signs, and wayfinding.
Tide	The periodic rise and fall of a body of water resulting from gravitational interactions the sun, moon, and earth.
Transshipment Areas	Areas that provide space for off-loading goods from one ship and loading them onto another ship to be further carried to the final port of discharge. Transshipment is usually necessary to change the means of transport during the journey (e.g., from ship transport to road transport) or to combine small shipments into a large shipment.
Transit Facilities	Also referred to as public transportation, public transit, or mass transit, it means shared passenger-transport services which are available for use by the general public. These include, but are not limited to, buses, trolleys, and ferries.
Vertical Public Access (Vertical Connection)	A public pedestrian accessway that provides for physical public access (perpendicular to the waterfront) to connect upland areas or a public road to the shoreline.
View Corridor Extension	View terminus at the end of a street or accessway, as identified on the Planning District Maps.
Visual Access	The ability to view the water and other scenic coastal resources from District tidelands, including from View Corridor Extensions and Scenic Vista Areas.
Water Access	Linkages to and across the Bay.
Wayfinding	Signage, graphic representations, or other digital or technological tools that provide orientation to one's surroundings and help one navigate from place to place.
Wetlands	Lands which may be covered periodically or permanently with shallow water. Wetlands, may support both aquatic and terrestrial species, and which may include saltwater marshes, freshwater marshes, open or closed brackish water marshes, swamps, mudflats, fens, and vernal pools.
Window to the Bay	A designated stretch of waterfront, consistent with location-specific policy, free of visual obstructions (structural or otherwise) that create an uninterrupted 'window' to the Bay. Windows to the Bay, as identified on the Planning District Maps, protect public access to the scenic qualities of the District Tidelands coastal areas.

Note: The Glossary of Commonly Used Terms is iterative in nature and intended to be updated as drafting of the PMPU continues.