

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

Term	Definition
Allowed Uses Terms	
Primary Uses	Predominant 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 designation. 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.
Supportive Uses	Ancillary development, facilities, and/or activities intended to enable and/or enhance 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, from, and/or through District Tidelands. Accessways include, but are not limited to, paths/pathways, trails, sidewalks, walkways for pedestrian and/or bicycle use.
Activating Commercial Uses	Small-scale visitor-serving commercial enterprises (a structure or amenity, temporary or permanent) allowed within the Recreation Open Space land designation. 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 designation designed to enhance the public's use or enjoyment of the open space. These uses include, but are not limited to, moveable features (e.g., game or chess board), play structures, sound or light installations, shade structures, pedestrian amenities (e.g., benches), educational features, wayfinding, or similar features.
Amenity Zone	A public realm space, typically adjacent to a walkway, providing facilities, features, and/or structures intended to enhance the public's use and enjoyment of the space.
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'.
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>

Term	Definition
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	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.
Best Management Practices (BMP)	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.
Boat Brokerage	A business representing yacht or boat sellers and/or buyers during sale or purchase.
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.
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 Act.

Term	Definition
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 providing leisure, adventure, and/or entertainment facilities and/or activities for visitors to the District Tidelands.
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, waters with adequate depth from the water's surface to function.
Development	On land or 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 or 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 (Public Resources Code Section 30106).
Development Parameters	Establish criteria or boundaries for facility development or activity implementation. Parameters may include criteria such as minimum and maximum widths, heights, square footages, setbacks, etc.
Dry Dock Services	Activities associated with the lifting of vessels out of the water for inspection, maintenance, and repair. May include, but are not limited to, dockside facilities maintenance, repair services, and dry boat and vessel storage. Dry boat and vessel storage can be provided on surface-level storage lots or multi-level boat houses.
Dock and Dine	A dock or a pier that is made available to the public, for short-term recreational boat berthing near recreational facilities. Not for the purposes of overnight recreational berthing 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.

Term	Definition
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	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.
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 the atmosphere.
Habitat	Locations where plant or animal species live, grow, and reproduce in the environment.
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.
Intertidal	The area along the shore that lies between the high and low tides. This area is typically exposed to the air at low tide and submerged at high tide.
Lateral Shoreline Access	A physical feature providing physical and visual access and use along (parallel to) the water (e.g., walkways).
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 real estate agreement with term of five (5) years or more in duration (BPC Policy No. 355).
Lower Cost Visitor and Recreational Facilities	Structures or specific areas serving the needs of visitors to District tidelands, which may include, but are not necessarily limited to: parks, open space, gardens, 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 Research & Education (non-municipal)	Non-municipal education services focused on marine-related industries. Not associated with municipal schools, districts, or other municipalities.
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 be aligned with a vertical connection.

Term	Definition
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.
Mitigation Measure	Strategy, plan, and/or process 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	Locations offering connections to, and transfers between, multiple modes of travel. See Mobility Element for examples of Mobility Hub types.
Multi-Modal	Using, providing for, or accommodating more than one mode of travel.
Natural Areas	Undeveloped locations that contain both native and non-native vegetation.
Native 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.
Neighboring Jurisdictions	Federal, state, or local agencies whose jurisdictional boundaries are located adjacent to District tidelands.
Overlay Area	Allows flexibility in the geographic arrangement of two or more different land designations within a specific boundary. See the Land and Water Use Element for Design Parameters for Overlay Areas.
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 no-cost or fee-based visitor-serving recreational amenities or Shade Structure.
Pedestrian Amenity	Physical facilities located within or adjacent to walkways for the enjoyment and use of a visitor.
Planning District	A discrete area of the District Tidelands to allow for location-specific regulation related to areas that are distinct in geography, location, or character.
Pleasure Craft (motorized)	Motorized vessels include, but are not limited to: jet skis; boats; or similar motorized vessels for recreational or commercial use.
Pleasure Craft (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 or commercial use.
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.

Term	Definition
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.
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'.
Public Safety	Refers to the prevention and protection of the public from dangers affecting safety such as operational hazards, crimes or disasters through the provision of 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 pleasure craft.
Recreation Open Space	Any location, site, or area providing physical public access as an open space or associated recreational amenity. Recreation open spaces include, but are not limited to, parks and plazas. Recreation open space may include pedestrian and/or bicycle facilities such as promenades, walkways, pathways, nature trails and bike lanes.
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 public views. Scenic Vista Areas are 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 identified environmental 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.
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	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	Shared passenger-transport structures and or services (public and/or private) for transferring to and from destinations or different modes of travel. These include, but are not limited to, buses, trolleys, and ferries stations.
Vertical Public Access (Vertical Connection)	Any walkway, Mid-block Pedestrian Crossing, or similar facility perpendicular to the waterfront that connects upland areas or a public road to the shoreline.
View Corridor Extension	Areas intended to provide uninterrupted visual connection to the shoreline from a street or accessway. 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.
Walkway	A dedicated lateral public accessway providing pedestrian, or shared pedestrian and bicycle connectivity, parallel and adjacent to the waterfront. Walkways may vary in form and width depending on the setting and location within a Planning District and purpose within a network or system. Approximate locations for walkways are identified on the Planning District Maps.
Water Access	The ability to touch and interact with 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.