



## **General Plan Steering Committee Meeting #2**

### **LIST OF PLANNING TERMS**

#### ***Buildout***

Probable level of development envisioned by the General Plan under specified assumptions about densities and intensities, at General Plan horizon (2035). Buildout does not necessarily assume parcels are developed at maximum allowable intensities.

#### ***California Environmental Quality Act (CEQA)***

CEQA is a statute that requires state and local agencies to identify the significant environmental impacts of their actions and to avoid or mitigate those impacts, where feasible. CEQA applies to certain activities of state and local public agencies. A public agency must comply with CEQA when it undertakes an activity defined by CEQA as a "project" (an activity undertaken by a public agency or a private activity which must receive some discretionary approval) from a government agency that may cause either a direct physical change in the environment or a reasonably foreseeable indirect change in the environment.

#### ***Capital Improvements Program (CIP)***

A program, usually for a minimum of five years in the future, established by a city or county government which schedules permanent improvements to fit the projected fiscal capability of the local jurisdiction. The program generally is reviewed annually or biennially.

#### ***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 an open-space area.

#### ***Compatibility***

Capability of existing together without conflict or ill effects.

#### ***Complete Streets***

According to the California Complete Streets Act, starting in 2011, Circulation Element updates must plan for a balanced, multimodal transportation network that meets the needs of all users of streets, roads, and highways, defined to include motorists, pedestrians, bicyclists, children, persons with disabilities, seniors, movers of commercial goods, and users of public transportation.

#### ***Connectivity***

The quality of street patterns that allows for through movement between and within different parts of the city.

***Conservation***

The management of natural resources to prevent waste, destruction, or neglect.

***Conservation Easement***

Easement for conservation purposes, such as for habitat preservation. See also Easement below.

***Dedication***

A possessory right (ownership) given to City or another governmental agency by an owner or developer of private land. Dedications for roads, parks, school sites, or other public uses often are required by the City as conditions of approval on a development.

***Density***

The number of residential dwelling units per acre of land. Densities can be in terms of gross acres (including land area for streets and other rights of way) or net acres (exclusive of streets and other rights of way).

***Development***

The physical extension and/or construction of land uses. Development activities include but are not limited to: subdivision of land; construction or alteration of structures, roads, utilities, and other facilities; installation of septic systems; grading; deposit of refuse, debris, or fill materials; and clearing of natural vegetation cover (with the exception of agricultural activities). Routine repair and maintenance activities are not considered as “development.”

***Easement***

A non-possessory 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 or by less than full-fee purchase when the purchase of an entire interest in the property may be too expensive or unnecessary.

***Environmental Impact Report (EIR)***

A document used to evaluate the potential environmental impacts of a project, evaluate reasonable alternatives to the project, and identify mitigation measures necessary to minimize the impacts. The California Environmental Quality Act (CEQA) requires that the agency with primary responsibility over the approval of a project (the lead agency) prepare and certify the EIR.

***Farmland Classification***

California Department of Conservation system for categorizing farmland with respect to its potential for agricultural productivity based on soil type and other physical characteristics.

***Flood Zone***

The relatively level land area on either side of the banks of a stream that is subject to flooding under a 100-year or a 500-year flood.

***Greywater***

Wastewater produced from baths and showers, clothes washers, and lavatories. Greywater may be recycled for irrigation, cooling, or other secondary uses after minimal treatment.

***Green Building***

Green Building generally refers to one that is environmentally friendly in terms of energy consumption, or the waste it produces during its entire life cycle. A Green Building will have little or no significant impact on the environment. Green buildings are scored by rating systems, such as the Leadership in Energy and Environmental Design (LEED) rating system developed by the U.S. Green Building Council, Green Globes from GBI and other locally developed rating systems.

***Healthy Community***

A healthy community is one that meets or nurtures the basic needs of all residents (such as safe, affordable and accessible food, water, housing education, health care and places to play), ensures quality and sustainability of the environment, provides for adequate levels of economic and social development, and assures social relationships are supportive and respectful.

***Historic Resource***

An historic building or site that is noteworthy for its significance in local, state, national, its architecture or design, or its works of art, memorabilia, or artifacts.

***Impact Fee***

A fee levied on the developer of a project by a city, county, or other public agency as compensation for otherwise-unmitigated impacts the project will produce. Traffic, park, or school impact fees are some common examples. California Government Code §54990 specifies that development fees shall not exceed the estimated reasonable cost of providing the service for which the fee is charged. To lawfully impose a development fee, the public agency must verify its method of calculation and document proper restrictions on use of the fund.

***Impervious Surface***

Any material that reduces or prevents absorption of water into land.

***Infill***

The development of new housing or other buildings on vacant or underutilized lots in a predominantly developed area.

***Infrastructure***

Permanent utility installations, including roads, water supply lines, sewage collection pipes, and power and communications lines.

***Mitigation***

A specific action taken to reduce impacts. Mitigation measures are required as a component of an Environmental Impact Report (EIR) if significant measures are identified.

**Mixed Use**

Describes a development project that includes two or more categories of land use such as residential and commercial, or commercial and professional.

**Mode (transportation)**

Each form of transportation is a mode: public transit, bicycling, walking, and driving.

**Open Space**

Any parcel or area of land or water that is essentially unimproved and devoted to an open-space use for the purposes of (1) the preservation of natural resources, (2) the managed production of resources, (3) outdoor recreation, or (4) public health and safety.

**Right of Way**

A continuous strip of land reserved for or actually occupied by a road, crosswalk, railroad, electric transmission lines, oil or gas pipeline, water line, sanitary storm sewer or other similar use.

**Specific Plan**

A plan that provides detailed design and implementation tools for a specific portion of a community. A Specific Plan may include all regulations, conditions, programs, and/or proposed legislation that may be necessary or convenient for the systematic implementation of any general plan element(s). California law defines the minimum requirements of specific plans.

**Sphere of Influence**

The ultimate service area of an incorporated city, as established by San Bernardino County Local Agency Formation Commission (LAFCO).

**Stormwater Management**

A coordinated strategy to minimize the speed and volume of stormwater runoff, control water pollution, and maximize groundwater recharge.

- *Best Management Practices (BMP)*. The combination of conservation measures, structure, or management practices that reduces or avoids adverse impacts of development on adjoining site's land, water, or waterways, and waterbodies.
- *Low Impact Development (LID)*. Site planning and development features that reduce impermeable surface areas and increase infiltration, such as use of permeable paving, vegetated swales, and water retention facilities.

**Sustainability**

Community use of natural resources in a way that does not jeopardize the ability of future generations to live and prosper. Sustainable development is development that maintains or enhances equity, economic opportunity, and community well-being while protecting and restoring the natural environment upon which people and economies depend. Sustainable development meets the needs of the present without compromising the ability of future generations to meet their own needs.

**Traffic Measurements**

- *Level of Service (LOS)*. A qualitative measure describing operational conditions within a traffic stream and the perception of motorists and/or passengers regarding these conditions. A level of service definition generally describes these conditions in terms of such factors as traffic volumes, speed and travel time, delays at traffic signals, freedom to maneuver, traffic interruptions, comfort, convenience, and safety.
- *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.

**Transfer of Development Rights**

A mechanism used to relocate potential development (and compensate property owners) from areas where environmental or land use impacts could be severe or preservation is desired to other areas more appropriate for development (by owners of these areas purchasing development rights). It is a market-based technique that encourages the voluntary transfer of growth from places where a community would like to see less development (called sending areas) to places where a community would like to see more development (called receiving areas).

**Transit-Oriented Development (TOD)**

Transit-oriented development, or TOD, is a type of community development that includes a mixture of housing, office, retail and/or other amenities integrated into a walkable neighborhood and located within a half-mile of quality public transportation.

**Transportation Demand Management**

Measures to improve the movement of persons and goods through better and more efficient utilization of existing transportation systems. Examples include carpooling, and parking cash out programs to incentivize reduced use of single-occupancy vehicles.

**Watershed**

The total area above a given point on a watercourse that contributes water to the flow of the watercourse; the entire region drained by a watercourse.

**Williamson Act**

The California Land Conservation Act of 1965—commonly referred to as the Williamson Act—enables local governments to enter into contracts with private landowners for the purpose of restricting specific parcels of land to agricultural or related open space use. In return, landowners receive property tax assessments that are much lower than normal because they are based upon farming and open space uses as opposed to full market value. The Open Space Subvention Act of 1971 provided local governments an annual subvention of forgone property tax revenues from the state through the year 2009; these payments have been suspended in more recent years due to revenue shortfalls. (*California Department of Conservation; 2015*)