

GLOSSARY

100-Year Flood. That flood event that has a one-percent chance of occurrence in any one year.

500-Year Flood. The magnitude of a flood expected to occur on the average every 500 years, based on historical data. The 500-year flood has a 1/500, or 0.2 percent, chance of occurring in any given year.

Acreage, Gross (or Acres, Gross). Area of a site calculated to the centerline of bounding streets and other public rights-of-way.

Acreage, Net (or Acres, Net). Area of a site excluding land to be dedicated for required easements for vehicles and rights of way, either public or private; land dedicated to be hazardous and unbuildable; and land to be dedicated for schools and parks or other facilities dedicated for public use. The General Plan calculates residential density on net acreage, defined as the land area of a lot remaining after dedication of all areas for major streets, schools, regional trails, certified wetlands or floodplains, and land underneath electric transmission lines.

Activity Center. A type of urbanized development that can occur at multiple scales based upon its planned density, intensity, and location. Activity Centers typically include buildings with mixed land uses integrated with and connected by multiple modes of transit, including walking, biking and public transit, providing a single destination where people can live, work, and shop. Activity Centers, as defined for use in this General Plan, are Mixed-Use designated areas along BRT and other transit corridors. Mixed-use designations within the Downtown Planning Area are considered the Primary Activity Center for the purpose of this General Plan. See Primary Activity Center

Affordable Housing. Affordable Housing as defined by the State of California, which generally considers housing to be affordable when a household pays less than 30% of its gross monthly income for housing, property taxes, insurance, and utilities.

Alternative Public Improvement Standards. Modification of adopted street standards.

Aquifer. An underground, water-bearing layer of earth, porous rock, sand, or gravel, through which water can seep or be held in natural storage. Aquifers generally hold sufficient water to be used as a water supply.

Archeological Resource. Places where human activity has measurably altered the earth or left deposits of physical remains. Archaeological resources may be either prehistoric (before the introduction of writing in a particular area) or historic (after the introduction of writing). The majority of such places in this region are associated with either Native American or Euroamerican occupation of the area.

Arterial. Four- to six-lane divided (median island separation) roadways, with somewhat limited motor vehicle access to abutting properties, and with the primary purpose of moving traffic within and between neighborhoods and to and from freeways and expressways. In addition to major street intersections, appropriately designed and spaced local street intersections may allow left-turn movements to and from the arterial streets.

Attainment Status. Under amendments to the Federal Clean Air Act, the EPA has classified air basins or portions thereof, as either “attainment” or “nonattainment” for each criteria air pollutant, based on whether or not the national standards have been achieved.

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.

Buffer. A land use designation that is intended to separate urban uses from long-term agricultural uses in order to preserve long-term viable agricultural areas.

Bus Rapid Transit (BRT). A bus-based mass transit system with specialized design, services, and infrastructure to improve system quality and remove the typical causes of delay. BRT combines the speed, reliability and amenities of rail-based rapid transit systems with the flexibility of buses.

BRT Corridor. A transportation corridor that allows for express bus service with such features as dedicated stops and/or travel lanes, or signal priority (early green to go ahead of other cars) to allow for faster travel times. BRT corridors in the City include, but are not limited to: Blackstone/Abbey corridor from Downtown to Audubon; Ventura/Kings Canyon Corridor from Downtown to Clovis Avenue, with future phases to east of Temperance; Shaw Avenue; California Avenue Corridor from Downtown to Hughes/Marks to connect a proposed Veteran's Community Transit Village with the Downtown.

Buy Local. A preference to buy locally produced goods and services over those produced farther away.

California High-Speed Rail Authority. California State Agency responsible for planning, designing, building and operation of the first high-speed rail system in the nation, the California High-Speed Train.

California High-Speed Train. High-speed train service being designed to connect the mega-regions of California. By 2029, the system is to run from San Francisco to the Los Angeles basin and the Central Valley in under three hours at speeds capable of over 200 miles per hour. The system is to eventually extend to Sacramento and San Diego, totaling 800 miles with up to 24 stations.

Capital Improvement Program (CIP). The multi-year scheduling of public physical improvements based on studies of fiscal resources available and the choice of specific improvements to be constructed.

Carbon Dioxide (CO₂). The most common of the greenhouse gases, CO₂ is emitted as a result of fossil fuel combustion, with contributions from cement manufacture.

Carbon Dioxide Equivalent (CO₂e). A standard measurement for assessing total greenhouse gas emissions, scaling emissions of non-CO₂ greenhouse gases based on their relative global warming potential compared to CO₂.

Carbon Footprint. The amount of greenhouse gases and specifically carbon dioxide emitted by something (as a person's activities or a product's manufacture and transport) during a given period.

Carbon Monoxide (CO). A colorless, odorless gas formed by the incomplete combustion of fuels, which is toxic because of its tendency to reduce the oxygen-carrying capacity of the blood.

City (capitalized) and city (non-capitalized). Capitalized “City” refers to the municipal entity and its functions as a local government entity which is also referred to as “City of Fresno” while non-capitalized “city” refers to the geographical area or the people of Fresno which is also referred to as “city of Fresno.”

City of Fresno (capitalized City) and city of Fresno (non-capitalized city). See City (Capitalized) for “City of Fresno” and city (non-capitalized) for “city of Fresno” for definitions.

Citywide (capitalized) and citywide (non-capitalized). References to “Citywide” are in relation to a characteristic, regulation or other factor that occurs within the incorporated boundaries of the City of Fresno while “citywide” may refer to occurrences within the Fresno Planning Area (FPA).

City Council. The City Council is the governing body of the City of Fresno and, except where expressly limited by the City Charter, is vested with all powers of legislation in municipal affairs. As the legislative body, the City Council is responsible for adoption of the Plan, subject to Mayoral veto or referendum, and any amendments to the Plan.

City Limits. The incorporated boundaries of the City of Fresno.

Climate Change. Climate change, or global climate change, refers to a change in the average climate of the earth that may be measured by wind patterns, storms, precipitation, and temperature. The baseline by which these changes are measured originates in historical records identifying temperature changes that have occurred in the distant past, such as during previous ice ages.

Climatized Plant. A plant that has acclimated to the environment in which it will be planted for landscaping purposes prior to planting thus preparing the plant to maintain performance across a range of environmental conditions.

Code. See Development Code for definition.

Collector. Two- to four-lane undivided (opposing travel lanes not separated by a median island) roadways, with the primary function of connecting local streets and arterials and neighborhood traffic generators and providing access to abutting properties.

Community Development Corporation (CDC). A not-for-profit organization incorporated to provide programs, offer services and engage in other activities that

promote and support community development. CDCs usually serve a geographic location such as a neighborhood. They often focus on serving lower-income residents or struggling neighborhoods. They can be involved in a variety of activities including economic development, education, community organizing and real estate development. These organizations are often associated with the development of affordable housing.

Community Facilities District (CFD). A method used by local government to finance public improvements and services. A CFD is created by a sponsoring local government agency. The proposed district includes all properties that will benefit from the improvements to be constructed or the services to be provided. A CFD cannot be formed without a two-thirds majority vote of residents living within the proposed boundaries. Or, if there are fewer than 12 residents, the vote is instead conducted of current landowners. In many cases, that may be a single owner or developer. Once approved, a Special Tax Lien is placed against each property in the CFD. Property owners then pay a Special Tax each year. If the project cost is high, municipal bonds are sold by the CFD to provide the large amount of money initially needed to build the improvements or fund the services.

Community Garden. A cooperatively-managed garden in an urbanized area. Community gardens can be a source of fresh produce and provide learning opportunities for community members.

Community Institution. An organization or establishment founded for a specific purpose, such as a hospital, religious institution, school, community center, or hospital.

Community Noise Equivalent Level (CNEL). The average equivalent A-weighted sound level during a 24-hour day, obtained after addition of five decibels to sound levels in the evening from 7 p.m. to 10 p.m. and after addition of 10 decibels to sound levels in the night from 10 p.m. to 7 a.m.

Community Park. A park of more than 10 and up to 40 acres in size (typically at least 20 acres), which helps define a community or district and is intended to serve the more active recreational needs of persons who live or work within a two to four-mile radius. These parks typically include facilities such as lighted sport fields and a community center building with a gym, meeting rooms, and restrooms. Other features may include swimming pools, tennis courts, concession stands, community defining public art, courtyard or plaza.

Community Plan. A refinement of the General Plan for a component geographic area of the General Plan. A community plan advances the provisions of the General Plan to a

more precise level of detail. A community plan is adopted, amended, or repealed by resolution of the City Council.

Compatible. Capable of existing together without conflict or ill effects.

Complete Neighborhood. Refers to a neighborhood where one has safe and convenient access to the goods and services needed in daily life. This envisions a variety of housing options, grocery stores and other commercial services, quality public schools, public open spaces and recreational facilities, active transportation options and civic amenities. An important element of a Complete Neighborhood is that it is built at a walkable and bikeable human scale, and meets the needs of people of all ages and abilities.

Complete Streets. Streets which are designed and operated to enable safe, attractive, and comfortable access and travel for all users, including motorists, pedestrians, bicyclists, children, seniors, individuals with disabilities, and users of public transportation.

Concept Plan. A framework for growth which identifies future land uses, major road networks, and other challenges and opportunities for growth within the larger area adjacent or surrounding a proposed project. Concept plans require project implementation to involve coordination between new growth areas and existing development that includes subdivisions, some of which were built many years ago, in order to achieve Complete Neighborhoods. Concept Plans may include parks, schools, trails, and other public services and amenities. Concept Plans should demonstrate how subdivisions, proposed commercial and other developments may impact surrounding properties, and how connectivity amongst the sites will be achieved.

Connectivity. The quality of street patterns and pedestrian paths that allow for through movement between and within neighborhoods.

Connector. Two- to three-lane undivided roadways planned to provide access to larger, well integrated neighborhoods typically 40 to 160 acres in size and generally having a range of residential densities and one or more supporting uses, such neighborhood serving recreational open space, school, civic, quasi-public and shopping.

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

Consistent. Free from variation or contradiction. Policies and programs in the General Plan are to be consistent, not contradictory.

Council. See City Council for definition.

County (capitalized) and county (non-capitalized). Non-capitalized county refers to the geographical area or the people of the county of Fresno. Capitalized County refers to the local government which is also referred to as either the County of Fresno or Fresno County.

County Island. Unincorporated land entirely surrounded by the city.

Creative Fresno. A 501(c)(3) nonprofit organization. Members are professionals that joined together to drive the popular Creative Cities Movement in Fresno and support the role of the arts within a vibrant community and embrace innovation, creativity and action to help transform Fresno into a place they can be proud to live, work, and play.

Criteria Air Pollutants. Six pollutants identified by EPA under the federal Clean Air Act that are pervasive in urban environments and for which State and national health-based ambient air quality standards have been established. These are ozone, carbon monoxide (CO), nitrogen dioxide (NO₂), sulfur dioxide (SO₂), particulate matter (PM), and lead.

Cultural Resource. Collective evidence of past activities and accomplishments of people. Buildings, objects, features, sites, and structures with scientific, historic, and cultural value are all examples of cultural resources.

Curb Cut. The opening along the curb line at which point vehicles or other wheeled forms of transportation may enter or leave the roadway. Curb cuts are essential at street corners for wheelchair users.

Day-Night Average Sound Level (Ldn). The A-weighted average sound level for a given area (measured in decibels) during a 24-hour period with a 10 dB weighting applied to night-time sound levels (after 10 p.m. and before 7 a.m.). The Ldn is approximately numerically equal to the CNEL for most environmental settings.

Decibel (dB). A unit of measurement used to express the relative intensity of sound as heard by the human ear describing the amplitude of sound, equal to 20 times the logarithm to the base 10 of the ratio of the pressure of the sound measured to the reference pressure, which is 20 micropascals (20 micronewtons per square meter).

Decibel, A-weighted (dBA). The “A-weighted” scale for measuring sound in decibels; weights or reduces the effects of low and high frequencies in order to stimulate human

hearing. Every increase of 10 dBA doubles the perceived loudness though the noise is actually ten times more intense.

Dedication. The commitment by an owner or developer of private land for public use, and the acceptance of land for such use by the governmental agency having jurisdiction over the public function for which it will be used. Dedications for roads, parks, school sites, or other public uses often are required by the city as conditions of approval on a development.

Dedication, In-lieu of. Certain cash payments which may be required of an owner or developer as a substitute for a dedication of land, usually calculated in dollars per lot, and referred to as in lieu fees or in lieu contributions.

Density. The number of residential dwelling units per acre of land. Densities specified in the General Plan are expressed in units per net acre. (See “Acreage, Net.”)

Density Bonus. The allocation of development rights that allow a parcel to accommodate additional square footage or additional residential units beyond the maximum for which the parcel is zoned, usually in exchange for the provision or preservation of an amenity at the same site or at another location. Under California State Law, residential projects that provide affordable housing may be entitled to a 35 percent increase of the underlying zone district.

Detention Area. A detention area is an area in the natural environment where rainwater runoff and stormwater naturally collects. Human activity and construction of homes have the effect of changing the size and shape of a detention area.

Detention Basin. Facilities classified according to the broad function they serve, such as storage, diversion or detention. Detention facilities are constructed to retard flood runoff and minimize the effect of floods.

Developer. An individual who, or business which, prepares land for the construction of buildings or builds or causes to be built physical building space for use primarily by others, and in which the preparation of the land or the creation of the building space is in itself a business and is not incidental to another business or activity.

Development. The physical extension and/or construction of urban 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.”

Development Code. Refers to the proposed City of Fresno Municipal Code, Chapter 15, Development Code which will contain the City’s zoning and subdivision regulations and is proposed to be the new planning, zoning, and development implementing code. This code is to be adopted following the adoption of this General Plan.

Development Area. Development Areas are specifically defined geographic areas within the General Plan used to manage urban development through the application of policies and implementation measures to assure that commensurate urban public facilities and improvements are provided as necessary to accommodate the planned development. See Figure 1-3 for representation of Development Areas.

Disadvantaged Unincorporated Communities (DUCs). Settled places not within city limits where the median household income is 80 percent or less than the statewide median household income.

Downtown. The area in the city of Fresno bound by State Routes 99, 41 and 180.

Downtown Core. See Downtown for definition.

Downtown District. See Downtown for definition.

Downtown Neighborhoods Community Plan (DNCP). A subsequent community plan to further refine the Downtown Planning Area. Considered a visionary document that will lay out the community’s long-term goals for the Downtown Plan Area and provides detailed policies concerning a wide range of topics, including land use and development, transportation, the public realm of streets and parks, infrastructure, historic resources, and health and wellness.

Downtown Planning Area. Refers to the land area addressed by the Downtown Neighborhoods Community Plan and includes the Central Business District, Civic Center and other Downtown centers, Chinatown, South Stadium/South Van Ness, Downtown neighborhoods and special districts. It is represented in Figure LU-1.

Drought-Tolerant Plants. Plants that are adapted to arid or drought conditions. Once established these plants are able to withstand long periods of dryness without deterioration, going several weeks or a season between watering.

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; usually needed for utilities or shared parking.

Economic Base. Basic economic sectors in a community are those that make products and services that are sold outside the community, thereby creating income for local workers and companies.

Endangered Species, California. A native species or sub-species of a bird, mammal, fish, amphibian, reptile, or plant, which is in serious danger of becoming extinct throughout all or a significant portion of its range, due to one or more factors, including loss in habitat, change in habitat, over-exploitation, predation, competition, or disease. The status is determined by the State Department of Fish and Game together with the State Fish and Game Commission.

Endangered Species, Federal. A species which is in danger of extinction throughout all or a significant portion of its range, other than the species of the Class Insect determined to constitute a pest whose protection under the provisions of the 1973 Endangered Species Act, as amended, would present an overwhelming and overriding risk to humans. The status is determined by the US Fish and Wildlife Service and the Department of the Interior.

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) evaluate the project's potential significant impacts in an Environmental Impact Report (EIR).

Environmental Justice. Environmental Justice refers to the fair treatment of all people of all races, cultures, and incomes with respect to the development, adoption, implementation, and enforcement of environmental laws, regulations, and policies.

Equivalent Sound Level (Leq). A single-number representation of the fluctuating sound level in decibels over a specified period of time. It is a sound-energy average of the fluctuating level.

Established Neighborhoods. Development inside the city limits that is more than 10 years old.

Erosion. The process by which material is removed from the earth's surface (including weathering, dissolution, abrasion, and transportation), most commonly by wind or water.

Expansive Soils. Soils which swell when they absorb water and shrink as they dry.

Expressway. Four- to six-lane divided (median island separation) roadways primarily serving through and crosstown vehicle traffic, with at-grade major street intersections located at approximately one-half mile intervals and no driveways for direct motor vehicle access to abutting property.

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.

Fault. A fracture in the earth's crust forming a boundary between rock masses that have shifted. An active fault is a fault that has moved recently and which is likely to again. An inactive fault is a fault which shows no evidence of movement in recent geologic time and little potential for movement.

Findings. Findings are defined as the results of an investigation, carried out by an investigating team.

Fire Department. The City of Fresno Fire Department for definition.

Fiscal Analysis. Analysis focused on the city's General fund budget, comparing costs of providing services and maintaining public facilities with the primary revenue source available to cover these expenditures. The analysis is designed to inform key planning and policy parameters associated with the General Plan.

Flashover. The temperature point at which the heat in a room, area or region is high enough to ignite all flammable material simultaneously.

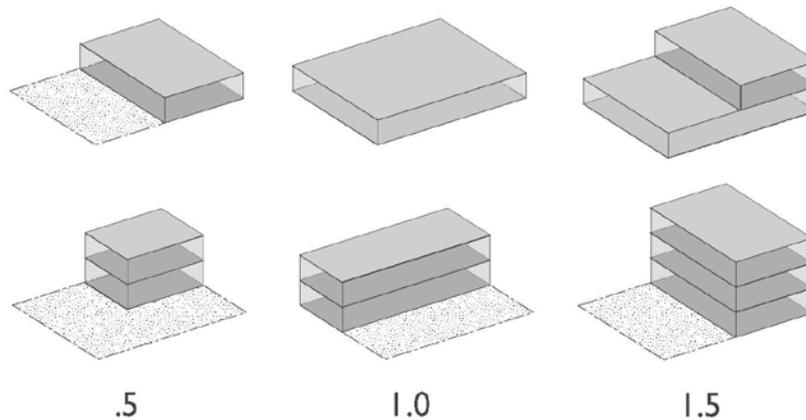
Floodplain. An area adjacent to a lake, stream, ocean or other body of water lying outside the ordinary banks of the water body and periodically inundated by flood flows. Often referred to as the area likely to be inundated by the 100-year flood.

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.

Floor Area, Gross. The total horizontal area in square feet of all floors within the exterior walls of a building, but not including the area of unroofed inner courts or shaft enclosures.

Floor Area Ratio (FAR). The ratio between gross floor area of structures on a site and gross site area. Thus, a building with a floor area of 100,000 square feet on a 50,000 square-foot lot will have a FAR of 2.0.

Examples showing the concept of FAR:



Food Insecure. The term used to describe people who have insufficient quantities of food available on a consistent basis, have insufficient resources to obtain appropriate foods for a nutritious diet, and do not use food appropriately based on knowledge of basic nutrition and care, as well as adequate water and sanitation. There are two levels of food insecurity as defined by the USDA: Low food security and very low food security.

Form-Based Code. A method of regulating development to achieve a specific urban form. Form-Based Codes create a predictable public realm primarily by controlling physical form, with a lesser focus on land use, through city or county regulations.

Freeway. Freeways provide intra- and inter-regional mobility. Freeway access is restricted to primary arterials via interchanges. Multiple-lane divided (median island separation) roadways on adopted State route alignments servicing through and

cross-town traffic, with no access to abutting property and no at-grade intersections. Freeways are under the jurisdiction of the State, outside the control of the City.

Fresno. A general reference to a geographic area located within the jurisdiction of the City of Fresno and its sphere of influence.

Fresno-Clovis Regional Wastewater Reclamation Facility (RWRF). Operated by the City of Fresno this facility provides wastewater treatment services for the greater Fresno metropolitan area in order to protect public health and the environment. It is located at Jensen and Cornelia avenues in southwest Fresno. Wastewater generated from homes and businesses in the Fresno/Clovis metro area travels through 1,500 miles of sanitary sewer lines to the Facility. Currently, the RWRF is a biological, secondary level treatment plant. Future capital improvement projects will upgrade this facility to be able to treat a portion of the incoming wastewater to a tertiary level.

Fresno Fire Department. See Fire Department for definition.

Fresno Police Department. The City of Fresno Police Department for definition.

Fresno's City Limits. See City Limits for definition.

Fresno's Leading Young Professionals (FLYP). A grass roots non-profit organization that serves young professionals. Their purpose is to attract and retain young professionals in the greater Fresno area who are committed to professional and civic leadership.

Fulton Corridor Specific Plan (FCSP). A subsequent Specific Plan to further refine the Downtown Planning Area and more specifically the Fulton Corridor.

General Fund. Monies from local property and sales taxes, and other revenue sources, that pay for City of Fresno services.

General Plan. This document, including the adopted Housing Element, which is an integrated, internally consistent, comprehensive, and long-range set of goals, objectives, policies, implementation measures and diagrams for the general physical development of the city and any land outside the City's boundaries which bears relation to the City's planning.

General Plan Buildout. The level of development characterized by full occupancy of all developable sites in accordance with the General Plan Buildout does not necessarily

assume parcels are developed at maximum allowable intensities. General Plan Buildout will occur past 2050.

General Plan Horizon. The level of development predicted to occur by 2035, in accordance with the General Plan.

Goals and Related Terms:

Goal. A goal is a general direction-setter. It is an ideal future end related to the public health, safety or general welfare. A goal is a general expression of community values and, therefore, may be abstract in nature and is generally not quantifiable or time-dependent.

Objective. An objective is a specified end, condition, or state that is an intermediate step toward attaining a goal. It should be achievable, and preferably measurable.

Policy. A policy is a specific statement that guides decision-making and indicates a commitment of the local legislative body to a particular course of action to accomplish goals and objectives.

Implementation Measure. An implementation measure is an action, procedure, program or technique that carries out general plan policy.

Global Warming Potential. The relative impact of each greenhouse gas on climate change, on a scale based on the impact of carbon dioxide, whose Global Warming Potential (GWP) is 1.

Graywater. Wastewater generated from wash hand basins, showers and baths, which can be recycled on-site for uses such as water closet flushing, landscape irrigation and constructed wetlands. It often includes discharge from laundry, dishwashers and kitchen sinks.

Green Building. A Green Building generally refers to one that is environmentally friendly in terms of energy consumption, or the waste they produce 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.

Green Building Rating System. A building certification system that rates or rewards relative levels of compliance or performance with specific environmental goals and requirements. Rating systems and certification systems are frequently used

interchangeably. Green building rating systems address every project type from single-family houses and commercial buildings to entire neighborhoods and are available for new construction and existing buildings. The goal of rating systems is to improve the design and operations of buildings so that they operate in a more sustainable manner by addressing what the buildings industry has identified as the major aspects of green buildings (i.e., siting, energy, water, greenhouse gas, materials, indoor environment, recycled content, thermal comfort, daylighting, moisture control, acoustics, building system controls, integrated design and commissioning).

Green Enterprise. A business functioning in a capacity where minimal negative impact is made on the local or global environment, the community, or the economy and may have progressive environmental and human rights policies. A business that incorporates principles of sustainability into each of its business decisions, supplies environmentally friendly products or services that replaces demand for nongreen products and/or services, is greener than traditional competition, and has made an enduring commitment to environmental principles in its business operations. A business that participates in environmentally friendly or green activities to ensure that all processes, products, and manufacturing activities adequately address current environmental concerns.

Green Streets. An aspect of the city's urban forest which consists of well-balanced variety and spacing of trees and continuous canopy for shading and visual continuity of each streetscape.

Green Technology. The development and application of products, equipment and systems used to conserve the natural environment and resources, which minimizes and reduces the negative impact of human activities.

Greenhouse Gases. Greenhouse gases are gases in the atmosphere that absorb and emit radiation within the thermal infrared range. This process is the fundamental cause of the greenhouse effect. Carbon dioxide, methane, and ozone are examples of greenhouse gases.

Greenway. A greenway is a long, narrow piece of land, where vegetation is encouraged, which is managed for public recreation and slow travel.

Groundwater. Water under the earth's surface, often confined to aquifers capable of supplying wells and springs.

Groundwater Recharge. The natural process of infiltration and percolation of rainwater from land areas or streams through permeable soils into water-holding rocks that provide underground storage (i.e. aquifers).

Growth Area. All land within the City's SOI, as of December 31st, 2012, but outside of the City Limits that requires annexation to be incorporated into the City of Fresno.

Habitat. The natural environmental of a plant or animal.

Hazardous Material. A material is considered hazardous if it appears on a list of hazardous materials prepared by a federal, State, or local agency, or if it has characteristics defined as hazardous by such an agency. The California Code of Regulation defines a hazardous material as a substance that, because of physical or chemical properties, quantity, concentration, or other characteristics, may either (1) cause an increase in mortality or an increase in serious, irreversible, or incapacitating, illness, or (2) pose a substantial present or potential hazard to human health or environment when improperly treated, stored, transported or disposed of, or otherwise managed..

Hazardous Waste. Materials that no longer have practical use, such as substances that have been discarded, discharged, spilled, contaminated, or are being stored prior to proper disposal. Hazardous materials and hazardous wastes are classified according to four properties: toxic (causes human health effects), ignitable (has the ability to burn), corrosive (causes severe burns or damage to materials), and reactive (causes explosions or generates toxic gases)

Healthy People 2020. Healthy People 2020 is a 10-year agenda for improving the Nation's health. It is a multiyear process that reflects input from a diverse group of individuals and organizations. More information can be found at <http://www.healthypeople.gov/2020/default.aspx>.

High-Speed Rail and High-Speed Train. Rail services with top speeds of 110 MPH to 150 MPH or higher, as defined by the U.S. Department of Transportation. See also California-High Speed Train

Highway. A public roadway that is publicly maintained and open to the public for purposes of vehicular travel to connect cities and towns.

Historic Resource. Any building, structure, object or site in existence more than fifty years which possesses integrity of location, design, setting, materials, workmanship,

feeling and association, and is associated with historic events or with the lives of persons significant in Fresno's past, or embodies the distinctive characteristics of a type, period or method of construction, or represents the work of a master or possesses high artistic values; or reflects, important information about prehistory or history, and has been designated by the City Council to the Local as required by the HPO.

Historic Structure. A structure deemed to be historically significant based on its visual quality, design, history, association, context, and/or integrity.

Household. An occupied housing unit.

Impact Fee. A fee, also called a development 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. 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 which reduces or prevents absorption of water into land.

Implementation. Actions, procedures, programs, or techniques that carry out policies.

Infill. The terms "infill area" and "infill development" are intended to be used interchangeably, and shall be defined consistent with the definition of "infill area" set forth in Objective UF-12 as follows: "Locate roughly one-half of future residential development in infill areas—defined as being within the City on December 31, 2012—including the Downtown core area and surrounding neighborhoods, mixed-use centers and transit-oriented development along major BRT corridors, and other non-corridor infill areas, and vacant land." To the extent that the City must comply with alternative statutory definitions, the definitions of "infill" contained within Public Resources Code 21061.3 and CEQA Guidelines 15332, as may be amended, may apply.

Infill Opportunity Zone (IOZ). General or specifically defined geographic areas for which policies and implementation measures are established to promote development or planned land uses. Includes many of Fresno's established neighborhoods, which are in need of both large, catalytic reinvestment projects and small-scale strategic interventions.

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

Integrated Pest Management. A broad-based approach to pest control that takes into consideration all available pest control techniques as well as subsequent integration of appropriate measures that discourage the development of pest populations and keep pesticides and other interventions to levels that are economically justified and reduce or minimize risks to human health and the environment. It emphasizes the growth of a healthy crop with the least possible disruption to agro-ecosystems and encourages natural pest control mechanisms. This includes managing insects, plant pathogens and weeds.

Intelligent Transportation System (ITS). The application of advanced information and communications technology to surface transportation in order to achieve managed traffic signal timing coordination which improves traffic operations and increases traffic-carrying capacity, while reducing unnecessary congestion and decreasing air pollution emissions.

Intensity. Refers to the relative magnitude of the use or activity which may occur upon a given property or area of land and is typically reflected by the ratio of building area to land area calculated as floor area ratio (i.e. the building area divided by the land area). Intensity may also be measured by other characteristics such as the rate at which the uses of a property generate demand for water consumption, demand for wastewater disposal or generates demand for travel such a private vehicle, public transportation, bicycling or walking.

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.

Intrusive Noise. That noise which intrudes over and above the existing ambient noise at a given location. The relative intrusiveness of a sound depends upon its amplitude, duration, frequency, time of occurrence, and tonal or information content as well as the prevailing noise level.

ISO Rating. This rating considers a community's fire defense capacity versus fire potential, and then uses the score to set property insurance premiums for homeowners and commercial property owners.

Jobs-Employed Residents Ratio. Total jobs divided by total employed residents (i.e. people who live in the area, but may work anywhere). A ratio of 1.0 typically indicates a balance. A ratio greater than 1.0 indicates a net in-commute; less than 1.0 indicates a net out-commute.

K Factor. Erosion factor K indicates the susceptibility of a soil to sheet and rill erosion by water. Factor K is one of six factors used in the Universal Soil Loss Equation (USLE) and the Revised Universal Soil Loss Equation (RUSLE) to predict the average annual rate of soil loss by sheet and rill erosion in tons per acre per year. The estimates are based primarily on percentage of silt, sand, and organic matter and on soil structure and saturated hydraulic conductivity (Ksat). Values of K range from 0.02 to 0.69. Other factors being equal, the higher the value, the more susceptible the soil is to sheet and rill erosion by water.

Land Use Designation. See Use for definition.

LEED. The Leadership in Energy and Environmental Design (LEED) Green Building Rating System™ is the nationally accepted benchmark for the design, construction, and operation of high performance green buildings.

Level of Service, LOS (traffic). 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. The LOS grades are:

LOS A: represents free-flow travel with an excellent level of comfort and convenience where individual vehicles are virtually unaffected by the presence of other vehicles.

LOS B: a stable operating condition, but the presence of other vehicles begins to be a noticeable, though slight. Freedom to select desired speeds is relatively unaffected, but there is a slight reduction in comfort, convenience, and maneuvering freedom.

LOS C: a stable operating condition, but this level marks the beginning of congestion and the operation of individual users is affected by the intersection with others in the traffic stream.

LOS D: represents high-density and crowded but stable traffic flow condition. Users experience substantial restriction in speed and freedom to maneuver with drivers experiencing generally poor level of comfort and convenience.

LOS E: represents operating conditions at or near capacity. Speeds are reduced to a low but relatively uniform value. Freedom to maneuver is difficult with users experiencing frustration and poor comfort and convenience. Small increases in traffic volume will cause breakdown in traffic movement.

LOS F: is used to define forced or breakdown conditions (stop-and-go). This condition exists when the amount of traffic exceeds the amount that can travel to a destination. Long queues of vehicles can form behind these bottleneck points with the queued traffic traveling in a stop-and-go fashion.

Liquefaction. A sudden large decrease in the shearing resistance of cohesion less soil, caused by a collapse of the structure by shock or strain, and associated with a sudden but temporary increase of the pore fluid pressure.

Low Impact Development. 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.

Major Streets. See “Streets, Major” for definition.

Maximum Contaminant Level. Standards that are set by the Environmental Protection Agency for drinking water quality in Title 40 of the Code of Federal Regulations. The limit is usually expressed as a concentration in milligrams or micrograms per liter of water.

Median Strip. The dividing area, either paved or landscaped, between opposing lanes of traffic on a roadway.

Metropolitan Area. See Fresno-Clovis Metropolitan Area (FCMA) for definition.

Minerals. Any naturally occurring chemical element or compound, or groups of elements and compounds, formed from inorganic processes and organic substances, including, but not limited to, coal, peat, and bituminous rock, but excluding geothermal resources, natural gas, and petroleum (Public Resources Code Section 2005).

Mitigation. A specific action taken to reduce environmental impacts. Mitigation measures are required as a component of an environmental impact report (EIR) if significant measures are identified.

Mitigation Measures. Action taken to avoid, minimize, or eliminate environmental impacts. 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 repairing or providing substitute resources or environments.

Mixed Use. A development type consisting of a diversity of both residential uses and nonresidential uses, which may include but are not limited to office, retail, public, or entertainment, in a compact urban form with a strong pedestrian orientation.

Vertical Mixed-Use. A development that contains at least one multistory mixed-use building.

Horizontal Mixed-Use. An integrated mixed-use development consisting of adjacent residential and non-residential uses.

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

Mode split (transportation). The proportion of trips that use each mode of transportation.

Multi-modal. Supporting more than one mode of transportation.

Neighborhood Center. Mixed use area located within a neighborhood that provides local services and amenities that build upon the character and identity of the surrounding neighborhoods and communities. Neighborhood Centers can have, as a focus, public facilities such as parks or community center, or include neighborhood scale commercial centers with multi-modal access directly to the neighborhoods it is located within. They have a lower intensity of use than an Activity Center located within a transit corridor.

Neighborhood Park. A park of more than 2 and up to 10 acres in size, which provides basic recreational activities for neighborhoods located generally within a one-mile radius. These parks contribute to neighborhood identity and accommodate a range of facilities, such as play fields and courts, children's play structures, picnic tables, restrooms, and may include a small center with a multi-purpose room, but also passive recreational features such as walking trails, community gardens, or nature areas.

Nitrogen Oxides (NO_x). Chemical compounds containing nitrogen and oxygen; reacts with volatile organic compounds, in the presence of heat and sunlight to form ozone. It is also a major precursor to acid rain.

Noise Attenuation. Reduction of the level of a noise source using a substance, material, or surface.

Noise Contours. Lines drawn about a noise source indicating equal levels of noise exposure. CNEL and Ldn are the metrics utilized herein to describe annoyance due to noise and to establish land use planning criteria for noise.

Open Space. Any parcel or area of land or water that is essentially unimproved. The General Plan designates privately-owned rural/grazing lands, and devoted open space areas as defined by California planning law.

Overdraft. A groundwater basin is in overdraft conditions when the amount of water being drawn out exceeds the amount of water being recharged.

Overlay District. A zoning designation that may be applied in addition to the “underlying” zoning district, to meet a specific, additional goal, such as to encourage affordable housing or allow flexibility with parking requirements.

Ozone. A compound consisting of three oxygen atoms that is the primary constituent of smog. It is formed through chemical reactions in the atmosphere involving volatile organic compounds, nitrogen oxides, and sunlight. Surface level Ozone can initiate damage to the lungs as well as damage to trees, crops, and materials. There is a natural layer of Ozone in the upper atmosphere, which shields the earth from harmful ultraviolet radiation.

“Package” Treatment Plants. A pre-engineered and pre-fabricated method of treating wastewater with an aerobic process to remove most pollutants from water. The final effluent can be released safely into the environment such as receiving streams, rivers, etc. Treated non-potable water can also be used as a new source of water to promote agricultural and aquaculture production, industrial uses, water sustainability, and reclamation uses such as irrigation, wash down, and artificial recharge.

Paleontological Resources. The mineralized remains of prehistoric plant and animal life, not including human remains or artifacts—also known as fossils.

Park Ratio. The amount of parkland in acres per 1,000 residents.

Parkway. A wide road with trees and grass along the sides and often in the middle.

Particulate Matter (PM-10 and PM-2.5). Particulate matter in the atmosphere results from many kinds of dust- and fume-producing industrial and agricultural operations, fuel combustion, and atmospheric photochemical reactions. PM-10 and PM-2.5 consist of particulate matter that is 10 microns or less in diameter and 2.5 microns or less in diameter, respectively. PM-10 and PM-2.5 represent fractions of particulate matter that can be inhaled into the air passages and the lungs and can cause adverse health effects.

Peak Hour. The busiest one-hour period for traffic during a 24-hour period. The PM peak hour is the busiest one hour period of traffic during the evening commute period. The AM peak hour is the busiest one hour period during the morning commute.

Pedestrian-Oriented Development. Development designed with an emphasis on the street sidewalk and on pedestrian access to the building, rather than an auto access and parking areas.

Performance Standards. A statement representing a commitment by a public agency to attain a specified level or quality of performance through its programs and policies.

Plan. See General Plan for definition.

Planning Area. Refers to the land area addressed by a General Plan, including land within the city limits and land outside the city limits that bears a relation to the City's planning. This area is not all intended for development; the General Plan Land Use Diagram shows the future development area. The Planning Area established by the City of Fresno includes all areas within the City's current City limits, including the Fresno-Clovis Regional Wastewater Reclamation Facility, the area within the current Sphere of Influence (SOI), and an area north of the most northeasterly portion of the city.

Planning Commission. The City of Fresno Planning Commission. The Planning Commission hears, reviews, and makes recommendations to the City Council on development, land use, and environmental issues, including the General Plan, zoning and subdivision ordinances, and other land use regulations.

Pocket Parks. A park of 0.5 to 2.0 acres in size, which is intended to serve the needs of a smaller, specific neighborhood located within a half-mile radius of the pocket park.

Pocket Parks should include amenities to draw neighbors to the park such as a tot lot, picnic bench, or shade structure.

Ponding Basin. See Detention Basin for definition.

Police Department. See Fresno Police Department for definition.

Preservation Mitigation Fund. A fund established to support efforts to preserve and maintain historic and cultural resources. The fund could be used for the restoration of historic properties or cultural heritage programming, and may be generated through a plan or program or other qualifying mechanism to allow for payment of fees to reduce impacts from loss of historic resources.

Primary Activity Center. The Downtown mixed-use areas that are located within the Downtown Planning Area.

Rare or Endangered Species. A species of animal or plant listed in Sections 670.2 or 670.5, Title 14, California Administrative Code; or Title 50, Code of Federal Regulations, Section 17.11 or Section 17.2, pursuant to the Federal Endangered Species Act designating species as rare, threatened, or endangered.

Regional Park. A large park of more than 40 acres in size, which is meant to serve a large number of residents across a broad area of the city, or around 100,000 residents. Regional parks typically include community park features that allow for a variety of sports and active recreation. A park less than 40 acres in size may also be defined as a Regional Park if it provides unique recreational opportunities, such as a zoo or access to the San Joaquin River.

Renewable Energy. Any naturally occurring, theoretically inexhaustible source of energy, as biomass, solar, wind, tidal, wave, and hydroelectric power, that is not derived from fossil or nuclear fuel.

Residential Density. See Density for definition.

Retention Area. A pond, pool, lagoon, or basin used for the storage of water runoff, which is not pumped to another location.

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, which may be an easement, fee (ownership) or other interest in land.

Riparian. Characteristic vegetation relating to or located on the bank of a natural watercourse often described as “riparian corridors.”

San Joaquin Valley Blueprint. A regional planning effort that originated in 2006 when the eight Councils of Governments in the San Joaquin Valley began developing a common vision for the Valley to help guide land use and transportation decisions. The Blueprint is intended to help urban areas in Fresno County to better deal with existing and expected future growth-related challenges to public resources, housing, mobility, health, air quality and environment. More information can be found at <http://www.valleyblueprint.org>.

Satellite Treatment and Reclamation Facility. Satellite wastewater systems are used to treat wastewater at or near the point of waste generation and reuse. Satellite treatment plants generally do not have solids processing facilities; solids are returned to the collection system for processing in a central treatment plant located downstream. Individual satellite systems can be used for water reclamation and reuse for applications such as landscape irrigation, toilet flushing, cooling applications, and water features. Use of satellite systems is predicated on the assumption that the existing collection system can be utilized for the transport of solids and reduced flow. Onsite reclamation systems may obviate the need for large-scale dual piping systems, which are generally prohibitively expensive in urbanized areas and reduce the need to expand existing treatment plants to meet future growth projections.

Satellite Treatment Plants. See Satellite Treatment and Reclamation Facility for definition.

Seismic. Caused by or subject to earthquakes or earth vibrations.

Sensitive Receptors. Persons or land users that are most sensitive to negative effects of air pollutants. Persons who are sensitive receptors include children, the elderly, the acutely ill, and the chronically ill. The term "sensitive receptors" can also refer to the land use categories where these people live or spend a significant amount of time. Such areas include residences, schools, playgrounds, child-care centers, hospitals, retirement homes, and convalescent homes.

Short-Range Transit Plan. A document that assesses the existing conditions for a transit system, projects' short term (usually five year) demand, and outlines a plan for meeting those needs.

Shrink-Swell Potential. The extent to which a soil expands in volume when water is absorbed and shrinks as the soil dries. Expansive soils, with a high shrink-swell potential, are largely comprised of clays.

Significant Effect. A beneficial or detrimental impact on the environment. May include, but is not limited to, significant changes in an area's air, water, and land resources.

Siltation. The process of silt deposition. Silt is a loose sedimentary material composed of finely divided particles of soil or rock, often carried in cloudy suspension in water.

Site Area. The land area of a lot remaining after dedication of all areas for public streets, regional trails, and certified wetlands or floodplains.

Smart Growth. An urban planning and transportation theory that concentrates growth in compact walkable urban centers to avoid sprawl. It also advocates compact, transit-oriented, walkable, bicycle-friendly land use, including neighborhood schools, complete streets, and mixed-use development with a range of housing choices. Smart growth values long-range, regional considerations of sustainability over a short-term focus. Its sustainable development goals are to achieve a unique sense of community and place; expand the range of transportation, employment, and housing choices; equitably distribute the costs and benefits of development; preserve and enhance natural and cultural resources; and promote public health.

Smart Growth Principles. There are ten accepted principles of smart growth and they are: create a range of housing opportunities and choices; create walkable neighborhoods; encourage community and stakeholder collaboration in development decisions; foster distinctive, attractive communities with a strong sense of place; make development decisions predictable, fair, and cost effective; mix land uses; preserve open space, farmland, natural beauty, and critical environmental areas; provide a variety of transportation choices; strengthen and direct development towards existing communities; and take advantage of compact building design.

Solar Power. Energy from the sun that is converted into thermal or electrical energy, either directly using photovoltaics, or indirectly using concentrated solar power.

Solid Waste. General category that includes organic wastes, paper products, metals, glass, plastics, cloth, brick, rock, soil, leather, rubber, yard wastes, and wood.

Special Districts. As identified by DNCP, Downtown Development Code or Fulton Corridor Specific Plan: Central Business District, Cultural Arts District, Civic Center, Chinatown, South Stadium, South Van Ness Specific Plan: Use Municipal Code Definition 12-105-S-20.1: shall mean a precise plan or redevelopment plan based on, and consistent with, the general plan and the community plan within which it is located, and shall contain precise land use designations, regulations, programs, and legislation that are required for the systematic implementation of the general plan and community plan.

Special Status Species. Any species which is listed, or proposed for listing, as threatened or endangered by the U.S. Fish and Wildlife Service or National Marine Fisheries Service under the provisions of the Endangered Species Act. It also includes any species designated by the U.S. Fish and Wildlife Service as a “candidate” or “species of concern” or species identified on California Native Plant Society’s Lists 1A, 1B, or 2, implying potential danger of extinction.

Specific Plan. Refers to a plan that provides detailed design and implementation tools for a specific portion of the area covered by a general plan. A Specific Plan may include all regulations, conditions, programs, and/or proposed legislation which may be necessary or convenient for the systematic implementation of any general plan element(s).

Sphere of Influence (SOI). The ultimate service area of an incorporated city, as established by the Fresno Local Agency Formation Commission (LAFCo).

State. Non-capitalized state refers to the geographical area or the people of state of California. Capitalized State refers to the state government which is also referred to as the State of California.

State Route (Officially Known as State Highway Route). A number assigned to a California state highway.

Stationary Source. A source of air pollution that is not mobile, such as a heating plant or an exhaust stack from a laboratory.

Stormwater Runoff. Surplus surface water generated by rainfall that does not seep into the earth but flows overland to a watercourse.

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

Street, Major. Shall mean a roadway designated by the General Plan Circulation Diagram as a Connector, Collector, Arterial, Super-arterial, Expressway or State Route.

Street, Local. Shall mean a street which is not a major street.

Student Generation Rate. The number of new students that is projected to occur with new housing units.

Subsidence. Subsidence occurs when a large portion of land is displaced vertically, usually due to the withdrawal of groundwater, oil, or natural gas.

Superarterial. Four- to six-lane divided (median island separation) roadways with a primary purpose of moving multiple modes of travel traffic to and from major traffic generators and between community plan areas.

Threatened Species, California. A species of animal or plant is endangered when its survival and reproduction in the wild are in immediate jeopardy from one or more causes, including loss of habitat, change in habitat, over-exploitation, predation, competition, disease, or other factors; or when although not presently threatened with extinction, the species is existing in such small numbers that it may become endangered if its environment worsens. A species of animal or plant shall be presumed to be rare or endangered as it is listed in Sections 670.2 or 670.5, Title 14, California Code of Regulations; or Title 50, Code of Federal Regulations Sections 17.11 or 17.12 pursuant to the Federal Endangered Species Act as rare, threatened, or endangered.

Threatened Species, Federal. A species which is likely to become an endangered species within the foreseeable future throughout all or a significant portion of its range.

Total Dissolved Solids (TDS) Total dissolved solids comprise inorganic salts and small amounts of organic matter that are dissolved in water. The principal constituents are usually calcium, magnesium, sodium and potassium and the anions carbonate, bicarbonate, chloride, sulphate and, particularly in groundwater, nitrate (from agricultural use).

Toxic Air Contaminant. An air pollutant that may increase a person's risk of developing cancer and/or other serious health effects. Toxic air contaminants include more than

700 chemical compounds that have been determined to have potential adverse health impacts.

Transit Oriented Development. A development or planning concept typified by the location of residential and commercial districts around a transit station or corridor with high quality service, good walkability, parking management and other design features that facilitate transit use and maximize overall accessibility.

Transit Village. A predominantly residential community with some nearby retail activities planned around a transportation hub, such as a bus stop or train station, with the intent to make it convenient for village dwellers to get to/from work or run errands and travel via a public transportation network. Some key components are a core commercial area with offices and retail surrounding a transit stop supported by high density residential and mixed-use development with progressively lower-density development spreading outward from the center with a focus on creating a sense of place, common places, such as public squares and civic centers, and diversified housing. Multiple Transit Orientated Developments can occur within a Transit Village. For the purposes of this Plan a Transit Village is an Activity Center.

Transportation Demand Management. Measures to improve the movement of persons and goods through better and more efficient utilization of existing transportation systems (e.g., streets and roads, freeways and bus systems) and measures to reduce the number of single-occupant vehicles utilized for commute purposes.

Transportation System Management. A set of strategies that largely aim to reduce GHG emissions by reducing congestion, primarily by improving transportation system capacity and efficiency. TSM strategies may also address a wide range of other externalities associated with driving such as pedestrian/driver safety, efficiency, congestion, travel time, and driver satisfaction. Some TSM strategies are designed to reduce total and systemic congestion and improve system-wide efficiency, while other strategies target particularly problematic areas where improvements could greatly affect congestion, safety, efficiency, and GHG emissions.

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.

Urban Area: The area planned for residential, commercial, industrial, civic and institutional uses under this General Plan.

Urban Artifacts: Include infrastructure (such as Work Projects Administration ‘WPA’ stamped sidewalks), street furniture (such as “pineapple” lampposts), signage and other amenities that help to define the urban landscape and create a sense of place.

Urban Form and Urban Design: Refers to the location, mass, and design of various urban components and combines elements of urban planning, architecture, and landscape architecture.

Urban Growth Management (UGM). The City of Fresno’s Urban Growth Management (UGM) identifies methods for providing municipal services, facilities, or improvements to serve proposed development. Its purpose is better defined in the City’s Development Code describing the UGM process in Section 12-40.501:

“An integral part of Urban Growth Management is a process referred to herein as the Urban Growth Management Process. The Urban Growth Management Process is intended neither to prevent any development or growth nor to permit free or disorganized development or growth in the Urban Growth Management Area. Such process is instead intended to identify the demands on municipal facilities, improvements, or services created by any proposed residential, commercial, industrial, or other type of development and to provide the means for satisfying such demands; to identify any deleterious effects of any such development and protect the city and its residents against such effects by minimizing the costs of municipal facilities, improvements, and services; and to maintain a high quality of such facilities, improvements, and services. (Added Ord. 76-6, § 1, eff. 2-22-76; Am. Ord. 98-54, § 2, 8-27-98).”

Urban Parkway. Local streets lined with trees and landscaping and ample pedestrian space.

Use. The purpose for which a lot or structure is or may be leased, occupied, maintained under the Development Code and General Plan land use designation.

Value Food Chain. A food venture that links producers, processors, marketers, food service companies, retailers and supporting groups such as shippers, research groups and suppliers designed to increase competitive advantage through collaboration. A Value Chain can be defined as a strategic partnership among inter-dependent businesses that collaborate to progressively create value for the final consumer resulting in a collective competitive advantage.

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.

View Corridor. The line-of-sight (identified as to height, width, and distance) of an observer looking toward an object of significance to the community (e.g., ridgeline, river, historic building, etc.).

Walkable. A characteristic of an area in which a variety of housing types, retail uses, parks, schools and other destinations are in close proximity and well-connected by streets and paths that provide a good pedestrian environment.

Waste Diversion: The prevention and reduction of generated waste through source reduction, recycling, reuse, or composting. Waste diversion generates a host of environmental, financial, and social benefits, including conserving energy, reducing disposal costs, and reducing the burden on landfills and other waste disposal methods.

Wastewater Treatment “Package” Plants. See “Package” Treatment Plants for definition.

Water Recycling. The reuse of tertiary-treated wastewater for landscaping, industrial cooling, irrigation, groundwater recharge, or other uses.

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

Wetlands. Areas that are permanently wet or periodically covered with shallow water, such as saltwater and freshwater marshes, open or closed brackish marshes, swamps, mud flats, and fens.

Wildlife Corridor. A natural corridor, such as an undeveloped ravine, that is frequently used by wildlife to travel from one area to another.

Williamson Act: Known formally as the California Land Conservation Act of 1965, it was designed as an incentive to retain prime agricultural land and open space in agricultural use, thereby slowing its conversion to urban and suburban development. The program entails a ten-year contract between an owner of land and (usually) a county whereby the land is taxed on the basis of its agricultural use rather than the market value. The land becomes subject to certain enforceable restrictions, and certain conditions need to be met prior to approval of an agreement.

Zero Waste. A philosophy that encourages the redesign of resource life cycles so that all products are reused. No trash is sent to landfills and incinerators. It is a goal that is ethical, economical, efficient and visionary, to guide people in changing their lifestyles and practices to emulate sustainable natural cycles, where all discarded materials are designed to become resources for others to use. It means designing and managing products and processes to systematically avoid and eliminate the volume and toxicity of waste and materials, conserve and recover all resources, and not burn or bury them. Implementing Zero Waste will eliminate all discharges to land, water or air that are a threat to planetary, human, animal or plant health.

Zoning Code and Zoning Regulations. Presently City of Fresno Municipal Code, Chapter 12, Articles 1,2,3, 4 and 4.5 comprise the “Comprehensive Zoning Ordinance” and can be referred to as “Zoning Ordinance of the City of Fresno”. The present Zoning Ordinance and many other Articles of Chapter 12 will be repealed and replaced by updated Code provisions in a new Development Code. Use of these terms normally will be in reference to old implementing tools to be replaced.

LIST OF ACRONYMS

ABC: State Department of Alcoholic Beverage Control

af/yr: acre feet/year

ADA: Americans with Disabilities Act

ADT: Average daily traffic

AHO: Affordable Housing Overlay zone

ALUC: Airport Land Use Commission

ALUCP: Airport Land Use Compatibility Plan

BMP or BPTMP: Bicycle, Pedestrian and Trails Master Plan

BRT: Bus Rapid Transit

CALEA: Commission of Accreditation for Law Enforcement Act

Caltrans: California Department of Transportation

CalGreen or CalGreen Code: California Green Building Standards Code

CAP: Climate Action Plan

CARB: California Air Resources Board

CBC: California Building Code

CBD: Central Business District

CDFG: California Department of Fish and Game

CEQA: California Environmental Quality Act

CFCs: Chlorofluorocarbons

cfs: Cubic feet per second

CIP: Capital Improvement Program

CLG: Certified Local Government

CMP: Congestion Management Program

CNEL: Community Noise Equivalent Level

CO₂e: Carbon Dioxide Equivalent

COFCG or FCOG: Council of Fresno County Governments

COG: Council of Governments

CSUF: California State University, Fresno

CUSD: Clovis Unified School District

CWMA: Consolidated Waste Management Authority

DARM: City of Fresno Development and Resource Management Department

dB: Decibel

dB_A: Decibel A-Weighted

DBCP: Dibromo-3-Chloropropane

DDC: Downtown Development Code

DMA: Disaster Mitigation Act of 2000

DNCP: Downtown Neighborhoods Community Plan

DNL: Day-Night Average Noise Level

DPM: Diesel Particulate Matter

DPU: City of Fresno Department of Public Utilities

DPW: City of Fresno Department of Public Works

du: Dwelling Unit

du/ac: Dwelling Units per acre (measure of density)

DWR: Department of Water Resources

EDB: Ethylene dibromide

EIR: Environmental Impact Report (CEQA)

EPA: Environmental Protection Agency

FAR: Floor Area Ratio (measure of intensity)

FAX: Fresno Area Express

FEMA: Federal Emergency Management Act

FCSP: Fulton Corridor Specific Plan

FID: Fresno Irrigation District

FLYP: Fresno's Leading Young Professionals

FMC: Fresno Municipal Code, also known as the Municipal code of Fresno

FMFCD: Fresno Metropolitan Flood Control District

FPU: Fresno Pacific University

FUSD: Fresno Unified School District

FYI: Fresno Yosemite International Airport

GCC: Global Climate Change

GED: General Education Diploma

GHG: Greenhouse Gases

GIS: Geographic Information Systems

GP: General Plan

GPCC: General Plan Citizens Advisory Committee

gpcpd: gallons per capita per day (water use)

GWP: Global Warming Potential

HSR: California High Speed Rail

HHW: Household Hazardous Waste

IDA: Infill Development Act

ISO: Insurance Services Office

LAFCO: Fresno Local Agency Formation Commission

LEED: Leadership in Energy and Environmental Design

Leq: Equivalent Sound Level

Ldn: Day-Night Average Sound Level

LOS: Level of Service

LPPO: Local Planning Procedures Ordinance

LUST: Leaking Underground Storage Tank

MEIR: Master Environmental Impact Report

mgd: Million gallons per day (water or wastewater)

MOU: Memorandum of Understanding

NAHC: Native American Heritage Commission

NAICS: North American Industry Classification System

NESWTF or SWTF: Northeast Surface Water Treatment Facility

SCCCD: State Center Community College District

NFPA: National Fire Protection Association

SCS: Sustainable Community Strategy

NFIP: National Flood Insurance Program

SEGA: Southeast Growth Area

OSHA: Occupational Safety and Health Administration

SIP: State Implementation Plan (Air Pollution)

PACE: Property Assessed Clean Energy

SJVAPCD: San Joaquin Valley Air Pollution Control District

PG&E: Pacific Gas and Electric

SJVAB: San Joaquin Valley Air Basin

PM-2.5: Suspended particulate matter 2.5 microns or less in diameter

SNAP: Supplemental Nutrition Assistance Program

PM-10: Suspended particulate matter 10 microns or less in diameter

SOI: Sphere of Influence

ppb: Parts per billion

Sq. Ft.: Square Feet

ppd: Pounds per person per day (waste)

SR: State Route

ppm: Parts per million (10^6) by volume or weight

SWMP: Storm Water Management Plan

RHNA: Regional Housing Needs Allocation

SWTF: Surface Water Treatment Facility

RTP: Regional Transportation Plan

TAZ: Traffic Analysis Zone

RWRF: Fresno/Clovis Regional Wastewater Reclamation Facility

TCE: Tetrachloroethylene

TCP: Trichloropropane

TOD: Transit Oriented Development

TTCIS: Traffic, Transportation and Connectivity Impact Study

UGM: Urban Growth Management

UP: Union Pacific Railroad

USBR: United States Bureau of Reclamation

USD: Unified School District

USDA: United States Department of Agriculture

UWMP: Urban Water Management Plan

VMT: Vehicle Miles Traveled

VOC: Volatile Organic Chemicals

WIC: Women, Infants and Children

YET: Youth Engagement Team

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