

Key Terms (PARTIAL LIST)

The following is a partial list of key terms used in or related to the Draft Policy Plan and Community Action Guides. The intent of this handout is to foster greater discussion and understanding regarding the draft material shown at the regional meetings.

Additional terms will be provided in an overall glossary for the Countywide Plan. If you have questions about these terms or have suggestions for additional terms, please let us know.

The terms are presented under seven categories:

- Land use compatibility
- Land use regulation
- Land use patterns
- Focused policy areas
- Fiscal sustainability
- Policy Plan terminology
- Community Action Guide terminology

LAND USE COMPATIBILITY

Compatible – in relation to use, the ability for two or more uses to coexist without conflict, with minimal conflict that can be mitigated, or in a beneficial manner. When used in relation to a structure, indicates that the structure is built so that its appearance is similar to that of the principal unit to which the structure is accessory or to the general character of the neighborhood or community with regards to color, materials, construction, lighting, signs, or the emission of sounds, noises and vibrations. See also incompatible.

Complement/Complementary – combining or coexisting (e.g., two buildings or land uses) in such a way as to enhance or emphasize the qualities of each other.

Incompatible – so opposed in character as to be incapable of existing together without causing conflicts or harm upon one or all parts; conflicting; see also compatible.

LAND USE REGULATION

California Environmental Quality Act (CEQA) – a state law (California Public Resources Code Section 21000 et seq.), requiring state and local agencies to regulate activities with consideration for environmental protection. If a proposed activity has the potential for a significant adverse environmental impact, an environmental impact report (EIR) must be prepared and certified as to its adequacy before taking action on the proposed project.

Land use category – Reference term for the classification of generally permitted land use type and intensity as directed by the County Policy Plan; also commonly referred to in other jurisdictions as general plan land use designations. The land use categories are implemented by the land use zones, which contain more specific regulations on land use and building standards.

Land use zoning – Reference for the classification and regulation of land use type and intensity in the County Development Code. The land use zones implement the land use categories of the Policy Plan. See also Zoning.

New development – on land in the unincorporated area, any construction of new buildings or construction of new structures that are the primary use, and any subdivision or change in zoning classification.

Public water system – a system for the provision of water for human consumption through pipes or other constructed conveyances that has 15 or more service connections or regularly serves at least 25 individuals daily at least 60 days out of the year, or as otherwise defined in the California Health and Safety Code. The three main types of public water systems are: community, transient-noncommunity, and nontransient, noncommunity.

Sufficient buildable area – able to conform to current development standards and requirements from local, state, and federal agencies.

Zoning – the division of a jurisdiction by legislative regulations into areas (aka zoning districts or land use districts), which specify allowable uses for real property and size restrictions for buildings within these areas; a program that implements policies and the land use categories of the Policy Plan.

LAND USE PATTERNS

Rural – development patterns characterized predominantly by very low density housing development and limited amounts of low intensity commercial buildings in proximity to large natural areas or open space. Rural development often has limited infrastructure (e.g., onsite septic, onsite wells, unpaved roads, etc.).

Suburban – development patterns characterized predominantly by a mix of very low to medium density single family housing and multifamily housing development, interspersed with retail, office, industrial, and public or quasi-public facilities. Suburban development is often supported by investments in water, sewer, and roadway infrastructure.

Urban – development patterns characterized by higher density residential and/or nonresidential development served by frequent transit service and public infrastructure.

FOCUSED POLICY AREAS

Focus area – a location where the County seeks to encourage and facilitate public improvements and private investment that lead to one of the following: increased mobility, community- and/or tourist-serving shops and services, employment opportunities, or the reuse and/or intensification of industrial development. The boundary of a focus area (excluding commercial focus area/franchise-restricted and environmental justice focus areas), is intended to convey the general location, but the actual boundary may be somewhat larger or smaller as determined during implementation efforts.

Commercial focus area – an area where the County seeks to encourage and facilitate public improvements and private investment that lead to increased community- and/or tourist-serving shops and services.

Commercial focus area/franchise-restricted – a defined commercial focus area where franchise businesses are not permitted.

Employment focus area – an area where the County seeks to encourage and facilitate public improvements and private investment that lead to increased commercial, office, or industrial employment opportunities (consistent with the Policy Plan and as permitted by the adopted Land Use Categories).

Environmental Justice Focus Area – an area that is disproportionately affected by environmental pollution and other hazards that can lead to negative health effects, exposure, or environmental degradation. Such areas are determined by CalEnviroScreen composite scores in the upper quartile (census tracts with composite scores ranking above the 75th percentile). The term “environmental justice focus area” is to be interpreted the same as the term “disadvantaged community” and is understood in the context of Senate Bill 1000 (2016).

Industrial redevelopment focus area – an area where the County seeks to encourage and facilitate public improvements and private investment that increase reuse, redevelopment, and/or intensification of industrial development (consistent with the Policy Plan and as permitted by the adopted Land Use Categories).

Mobility Focus Area – an area where the County seeks to encourage and facilitate public improvements and private investment that lead to increased non-motorized accessibility and public safety. Mobility focus areas have a core with a high concentration (typically along corridors and/or at nodes), of two or more of the following: pedestrians; bicyclists; transit; retail, service, and office businesses; or medium density residential or higher.

Franchise business – all businesses in the retail trade, accommodation and food services, and other services as defined in the North American Industrial Classification System (NAICS), that have 11 or more establishments worldwide under the same trademark, service mark, or company brand name, regardless of ownership. Such establishments maintain two or more of the following features: a standardized array of merchandise, a standardized facade, a standardized decor and color scheme, uniform apparel, standardized signage, a trademark or a service mark.

Legacy community – In accordance with state law and guidance provided by the Governor’s Office of Planning and Research and San Bernardino County Local Area Formation Commission, the County used the following criteria to identify disadvantaged (as referenced in SB 244) unincorporated legacy communities:

- Located outside of city/town limits and spheres of influence of any city/town;
- Inhabited and has been for at least 50 years (also referred to as a legacy community);
- Consists of at least 10 dwelling units in close proximity (approximately 1-mile radius); and
- Median household income for the census tract less than 80% of the statewide median.

FISCAL SUSTAINABILITY

Fiscal sustainability – the County’s capacity to operate and maintain public facilities and to provide public services with a reasonable level of service using the revenue generated for the service or facility or revenue generated by the users or beneficiaries of the service or facility. Fiscal sustainability exists when the County has the financial capacity to operate and maintain public facilities and to provide public services in the short term and over the long term.

Determination of the fiscal impacts of a project, program, policy, or other decision must account for:

- Initial capital investments and startup costs;
- Ongoing operations and maintenance over the long term;
- Reasonable levels of service and expected or desired levels of service over the long-term;
- Set-aside capital reserves for replacement, maintenance, and upgrades; and
- Impacts to existing uses in incorporated and unincorporated areas, which may have secondary fiscal impacts.

Fiscal or financial resiliency is related to fiscal sustainability and refers to the County’s capacity to continue providing reasonable levels of service for the operations and maintenance of public facilities and for the provision of public services during periods of economic and financial stress and during emergencies. Fiscal resiliency is typically achieved by minimizing the use of debt, maintaining adequate dedicated reserves, maintaining an appropriate level of unrestricted fund balance, long-term financial planning, disaster planning, and comprehensive risk management.

Funding and financing mechanism – a legislatively authorized public revenue tool covering a distinct geographical area in which revenues may be generated by properties to fund various public facilities and services. Many of these mechanisms also allow for the issuance of debt. Examples of funding and financing mechanisms can include: assessment district, contractual assessment district, business improvement district, community facility district, community services district, multifamily housing district, lighting and landscaping maintenance district, parking district, community revitalization and investment authority, and enhanced infrastructure finance district.

The use of funding and financing mechanisms must be complemented with the establishment, collection, and use of development impact fees.

The term funding and financing mechanism does not include the use of county service areas as these divert property tax revenues that would otherwise go to the County General Fund. The term also does not include the use of home/property owners associations.

POLICY PLAN TERMINOLOGY

Action – a specific, measurable step that needs to be taken to meet stated objectives. An action is not mere compliance with the law or a commonly adopted or accepted practice or protocol. An action is short in duration and is meant to be updated and replaced once action has been taken. Actions are found in the County Implementation Plan, where they typically represent activity undertaken by the County or another public entity.

Goal – a statement of desired future conditions regarding a particular topic; a goal paints a picture of how something will be in the future. A goal in and of itself is not sufficient to understand its intent, extent, or context. A goal itself is kept simple, with policies, objectives, and implementation actions providing further definition.

Objective – An objective is something that one’s efforts are intended to attain; an objective is designed to achieve specific results. Objectives are found in the Business Plan.

Policy – a statement that guides decision-making and specifies public commitment. A policy is a major way of expressing how the County intends to achieve goals.

Policy Plan – a compendium of long-term goals and policies intended to guide decision making regarding the improvement and planning of the county unincorporated areas, as well as the provision of regional and local services and facilities. The Policy Plan also provides the high-level direction for implementing programs and ordinances, such as the County Development Code.

The Policy Plan legally functions as the County’s general plan. A general plan is a legal document required of each local agency by the State of California (see Government Code Section 65300 et seq.). In California, a general plan must address at least eight mandatory topics (land use, circulation, housing, conservation, noise, open space, safety, and environmental justice), and may include any number of optional topics (such as air quality, economic development, and health and wellness).

There is no requirement that the County refer to the document as a general plan, and other jurisdictions may refer to their general plan as a comprehensive plan. The County opted to refer to its general plan as the County Policy Plan to reflect its expanded topical and geographic coverage.

Principle – An assumption, fundamental rule, or doctrine that will guide Policy Plan policies, proposals, standards, and implementation measures.

We (*Policy Plan*) – the County of San Bernardino government body; distinct from the usage of “we” in the Community Action Guides.

COMMUNITY ACTION GUIDE TERMINOLOGY

Action – suggested, measurable step that needs to be taken to implement an Action Statement. Actions are found in the Action Plan of a Community Action Guide, along with potential leaders for each step and a timeline of when it should occur in the process. In the context of the Community Action Guide, the activity is typically to be undertaken by a member(s) of the community, although some activity by a broader public entity (such as the County) may also be involved.

Action Plan – a set of focus statements, action statements, and actions (detailed or suggested outline), intended for community members and stakeholders to use in improving their community.

Action Statement – measurable statements providing critical information on a program, initiative or project to complete.

Aspirations Statement – a written narrative illustrating the community’s desired look and function once the Community Focus Statements and Action Statements are fully implemented. This is a long term view of 10 to 20 years. The Aspirations Statement serves as a foundation for developing Community Focus Statements and Action Statements.

Focus Statement – general direction towards realizing the Community’s aspirations; a focus statement also helps to organize the Action Plan.

Value – a shared asset, principle, standard, more, and in the judgement of the community, what is important in the lives of its residents and businesses.

We (*Community Action Guide*) – the collective of community residents, business owners, property owners, service providers, and other stakeholders; distinct from the usage of “we” in the Policy Plan.