

glossary of abbreviations and terms



Abbreviations/Acronyms

APU

Anaheim Public Utilities

BMP

Best Management Practices

BRT

Bus Rapid Transit

Caltrans

California Department of Transportation

CEQA

California Environmental Quality Act

CSUF

California State University, Fullerton

EIP

Eco-Industrial Park

EIR

Environmental Impact Report

FAR

Floor Area Ratio

GHG

Greenhouse Gas

ITS

Intelligent Transportation Systems

LEED

Leadership in Energy and Environmental Design

NPDES

National Pollutant Discharge Elimination System

OCCOG

Orange County Council of Governments

OC Flood

Orange County Flood Control District

OCS D

Orange County Sanitation District

OCTA

Orange County Transportation Authority

OCWD

Orange County Water District

ROW

Right-of-Way

SCAG

Southern California Association of Governments

SCRRA

Southern California Regional Rail Authority

SCS

Sustainable Communities Strategy

SGC

Strategic Growth Council

SR

State Route

TDM

Transportation Demand Management

TOD

Transit Oriented Development

TSM

Transportation Systems Management

Terms

Best Management Practices (BMP)

Any program, technology, process, or engineered system that controls, removes, or reduces pollution.

Bicycle Facilities

These include Class I, Class II, and Class III Bike Facilities. A Class I Facility, typically called a “bike path” or “shared use path,” provides bicycle travel on a paved right-of-way completely separated from any street. A Class II Facility, often referred to as a “bike lane,” provides a striped and stenciled lane for one-way travel on either side of a street or highway. A Class III Facility, generally referred to as a “bike route,” provides routes through areas not served by Class I or II facilities or to connect discontinuous segments of a bikeway. Class III facilities can be shared with motorists on roadways and are identified only by signing.

Business Improvement District (BID)

A BID is a public-private partnership in which businesses in a defined area pay an additional tax or fee in order to fund improvements or maintenance within the district’s boundaries.

Complete Streets

Complete Streets are streets that are designed and operated to enable safe access for all users, including pedestrians, bicyclists, motorists, and transit riders of all ages and abilities. They can include a unique design identity, areas for pedestrian gathering, and systems to capture and filter stormwater. In addition to helping create more attractive, accessible, and safer environments, Complete Streets are also required by the State as a means for providing access to multimodal transportation options (Assembly Bill 1358).

Density

The number of residential dwelling units per acre of land. Densities specified in the General Plan are expressed in units per gross developable acre.

Developer Toolkit

The Developer Toolkit is intended to be a succinct reference for area property owners, developers, and real estate professionals to understand the transformative strategies, branding and design concepts, permitted uses, development standards, and major incentives of the Anaheim Canyon Specific Plan. It includes information on the local, regional, State, and Federal regulatory process for new development, including strategies for how for developers can create energy efficient and sustainable development (and its associated cost savings). While the content of the toolkit is largely derived from the Plan, it is a reference document and not a formal part of the Anaheim Canyon Specific Plan.

Development Standards

The basic building form or “envelope” that applies to a given property. Development standards consist of measurable building elements such as setbacks, stepbacks, building heights, floor area, and residential density. The standards are considered prescriptive and quantitative, and are applied to all properties in each zoning district consistently. The development standards are mandatory, and projects may only be approved if the proposed improvements are consistent with the development standards, unless otherwise provided by a variance.

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.

Eco-Industrial Park

An Eco-Industrial Park (EIP) is a cluster of industrial manufacturing and support

facilities that work together to improve their overall environmental and economic performance through the sharing of resources. Participating companies maintain common environmental stewardship goals and recycle by-products of each facility’s waste streams for use in other facilities’ processes. This collaboration results in an “industrial ecosystem” of energy efficient and resource efficient operations that would not have been possible for participating businesses to achieve alone.

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 impacts in an Environmental Impact Report (EIR). Impacts analyzed include air quality, noise levels, population, traffic patterns, public services, endangered species, archeological artifacts, and community design.

Floor Area Ratio (FAR)

Regulates the intensity of non-residential development, is the ratio of the total floor area of a building to the size of the land or parcel on which it sits.

General Plan

A comprehensive plan that lays out the future of the city’s development in general terms through a series of policy statements (in text and map form). Each city and county adopts and updates their general plan to guide the growth and land development of their community, for both the current period and the long term.

Green Building

A 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. 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 Streets

A Green Street is a street that has been designed to include innovative natural stormwater systems to help reduce runoff and associated pollutants, bring natural elements into streets, and improve access for pedestrians and bicyclists. These features are often used to help improve both water quality and the aesthetics of the public realm.

Groundwater

Water that is contained in the vast underground aquifer system located beneath the surface. It is different from surface water, which includes water in rivers, streams, and lakes.

Impervious Surface

Any material which prevents absorption of water into land.

Infill

The development of new housing or other buildings on scattered vacant lots in a predominantly developed area or on new building parcels created by permitted lot splits.

Infiltration

Gradual flow of runoff through the soil to mix with groundwater.

Infrastructure

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

Intelligent Transportation Systems (ITS)

A national program aimed at using modern computers and communications to make travel smarter, faster, safer, and more convenient.

Level of Service (LOS)

A qualitative term describing operating conditions a driver will experience while traveling on a particular street or at an intersection during a specific time interval. It ranges from LOS A (very little delay) to LOS F (long delays and congestion).

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.

Mixed-Use Development

A development form in which a mix of uses is located in close proximity to each other, sometimes within the same building. The land uses may be stacked on top of each other (i.e., a retail land use on the ground floor with multi-family residential units or offices above). Alternately, the mix could be “horizontal” in nature where, for example, commercial or institutional (school or civic) uses are placed directly next to multi-family residential uses. In all instances the intent of a mixed-use designation is to allow a higher density and intensity of uses that encourage pedestrian activity by placing residents within walking distance of daily needs, reducing automobile dependence.

National Pollutant Discharge Elimination System (NPDES)

As authorized by the Clean Water Act, the NPDES permit program controls water pollution.

Parking – Shared Parking

The concept of using the same parking spaces for two or more different land uses at different times. For example, many businesses experience their peak business during daytime business hours on weekdays, while restaurants and bars peak in the evening hours and on weekends. This presents an opportunity for shared parking arrangements and can improve the economics of constructing new parking by providing greater turnover in the facility. Residents in a mixed-use building generally need parking at night, while retail users need parking during the day.

Mixed-use developments that share parking result in greater density, better pedestrian connections, and reduced reliance on private vehicles because multiple uses can be accessed by walking.

Private Realm

The private realm includes all privately owned land and improvements, including buildings, private parking lots, and landscaping.

Public Realm

The public realm includes all publicly owned land and improvements, including roads, sidewalks, public parking lots, open space, etc.

Right-of-Way (ROW)

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

Setbacks

Refers to the space between the property lines and the front, side, and back of buildings. While a consistent rhythm of building facades along the sidewalk edge is important, front setbacks allow privacy for the residential uses and encourage space for outdoor dining activities for retail uses.

Solar Photovoltaic Systems

Solar photovoltaic systems use solar panels to convert sunlight into electricity. A system is typically made up of one or more solar photovoltaic panels, a DC/AC power converter (also known as an inverter), a racking system that holds the solar panels, electrical interconnections, and mounting for other components. A small solar photovoltaic system may provide energy to a single consumer, or to an isolated device like a lamp or a weather instrument. Large grid-connected solar photovoltaic systems can provide the energy needed by many customers.

Specific Plan

A specific plan is a special set of development standards that apply to a particular geographical area. Under California law, a specific plan provides for systematic implementation of the general plan for all or part of the area covered by the general plan.