



Santa Ana General Plan

FINAL
APRIL 2022



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RELATED ITEMS UNDER SEPARATE COVER

COMMUNITY OUTREACH – THE FIRST CONVERSATION (2016)

GENERAL PLAN ADVISORY GROUP: COMMUNITY DIALOGUE (2017)

GENERAL PLAN ADVISORY GROUP (GPAG) – A DIALOGUE OF COMMUNITY (2018)



Calaveras - Dia de los Muertos. Skulls or “calaveras” are one of the most well known symbols of the Dia de Los Muertos holiday celebrated in late October or early November in Santa Ana. The symbol, whether painted on wood, ceramic, sugar molds, or faces, are meant as a positive symbol of death and rebirth as well as a way to celebrate the lives of those who have passed on.

INTRODUCTION

The Santa Ana General Plan provides long-term policy direction to guide the physical development, quality of life, economic health, and sustainability of the city through 2045. Informed by a comprehensive public engagement process, the General Plan establishes a shared vision of the community's aspirations as the world-class capital of Orange County that celebrates diversity, neighborhoods, and cultural heritage. The Santa Ana General Plan is meant to help every decision maker, stakeholder, business, and resident take the steps necessary to realize this vision.



COMMUNITY CHARACTERISTICS

Incorporated in 1886, the City of Santa Ana has a rich historical and cultural heritage. The City of Santa Ana is the county seat, and boasts an eclectic urban environment, burgeoning employment centers, transit hub, and historic neighborhoods and downtown. With a current population exceeding 300,000 residents, the City ranks among the largest and most densely populated in California, and is one of the youngest by age in the County. As the seat for Orange County, the Civic Center area contains federal, state, and local governmental facilities including courts, criminal justice facilities, administrative offices, and service centers. Santa Ana also hosts numerous cultural institutions including Bowers Museum, Discovery Cube, and Santa Ana Zoo.

While Santa Ana is a densely populated urban center with one of the most diverse international populations in Orange County, it can generally be characterized as a city of neighborhoods. Santa Ana has over 60 neighborhoods which are distinguished by their history, architecture, housing types, amenities, and unique character.

Its central location in Orange County, proximity to transportation hubs (e.g., John Wayne Airport and major freeways, a major railroad line, and the Santa Ana Regional Transportation Center) make Santa Ana an ideal place for locating a business and an important economic driver in the region. Santa Ana is home to businesses that range from small, family owned, one to two person operations to Fortune 500 corporate operations, that grows employment and economic opportunities for residents and the broader Orange County region.

Santa Ana seeks to continue to be a dynamic urban center, acclaimed for its investment in its youth, neighborhood pride, enriching cultural experiences, appreciation of diversity, thriving economic climate, quality governmental services, and leadership among California cities. This Santa Ana General Plan provides a strong foundation to further qualities, and affirm the City as a vibrant, healthy, and sustainable urban center into the future.



ORGANIZATION

Santa Ana's General Plan is a dynamic, living document that incorporates topics, philosophies, and practices driven by the community, state law, and planning principles. The General Plan consists of a vision statement, five core values, 12 elements organized into three volumes, and this introductory section.

A SHARED VISION

A vision statement is the expression of our community's past, present, and future; our aspirations and dreams; and is only bound by the limits of our ambition. The following vision was created through a collaborative process that included community comments, the General Plan Advisory Group, and the City Council. This vision guides the General Plan's goals and policies and future decisions.



Santa Ana is a city that promotes the health and wellness of all residents, with a civic culture that actively embraces the power of diversity. Our city invests in resources that create economic opportunities for the next generation, and it is a community that celebrates our past while working together to create a sustainable future.

OUR CORE VALUES

Core values are traits or qualities that represent the community's highest priorities and serve as guiding principles of the General Plan.

H HEALTH

The people of Santa Ana value a physical environment that encourages healthy lifestyles, a planning process that ensures that health impacts are considered, and a community that actively pursues policies and practices that improve the health of our residents.

Eq Eq EQUITY

Our residents value taking all necessary steps to ensure equitable outcomes, expanding access to the tools and resources that residents need, and to balance competing interests in an open and democratic manner.

The value of equity that includes "EJ" in the upper corner indicates a policy related to environmental justice.

S SUSTAINABILITY

Santa Ana values land use decisions that benefit future generations, plans for the impacts of climate change, and incorporates sustainable design practices at all levels of the planning process.

C CULTURE

Our community values efforts that celebrate our differences as a source of strength, preserve and build upon existing cultural resources, and nurture a citywide culture of empowered residents.

Ed EDUCATION

We are a city that values the creation of lifelong learners, the importance of opening up educational opportunities to all residents and investing in educational programs that advance our residents' economic wellbeing.



ELEMENTS

The General Plan goals and policies are organized across a set of 12 elements divided into three volumes. A description of each element is provided in the following pages.

The elements address topics required by state law and a number that are optional, but of importance to the Santa Ana community (see list below). Some topics are discussed entirely within a single element while others are touched on throughout multiple elements.

REQUIRED TOPICS

- Circulation and complete streets
- Climate adaptation and resiliency
- Conservation
- Environmental justice
- Housing
- Land use
- Noise
- Open space
- Public utilities and facilities
- Safety

OPTIONAL TOPICS

- Air quality
- Community
- Economic prosperity
- Historic preservation
- Urban design

Notes: The topic of environmental justice is required for any jurisdictions that contain disadvantaged communities. The topic of air quality is optional for jurisdictions outside of the San Joaquin Air Pollution Control District.

POLICY FRAMEWORK

Each element contains a set of goals and policies on matters related to one or more topics. Goals are statements of desired future conditions toward which efforts, regulations, and use of resources are directed. Policies are statements that guide decision-making and specify an intended level of public commitment on a subject.

The tables, figures, and maps shall also be considered City policies, offering either greater detail or a visual depiction of the context or intended outcome.

Most of the improvements envisioned by this General Plan will not take place overnight. Both goals and policies are intended to be long-term in nature and are not intended to be changed frequently.

IMPLEMENTATION

Each element also contains an implementation section that provides a list, organized by goal, of the actions to take place in the next one to five years to make progress toward said goal(s).

These implementation actions provide the basis for establishing priorities, scheduling, and assigning staff and other resources. Implementation actions also identify who is responsible for implementing the action item and when it should be carried out.

Implementation is often contingent upon adequate funding. While many actions can be pursued through initiatives already underway, others will require additional resources. As such, the exact mix and timing of programs the City may pursue will in part be opportunity driven, dependent on the availability of funding, staffing, and other necessary resources.

CONSISTENCY

The General Plan (all content) must be internally consistent and all other City plans and documents must be consistent with the General Plan.



VOLUME 1. SERVICES AND INFRASTRUCTURE



The **Community Element** reinforces the City's values of recreation, culture, education, and health and wellness, and cultivates opportunities for improved quality of life for all residents. The goals and policies of this element can be made operational through partnerships with local agencies and organizations on facilities, activities, and events throughout Santa Ana.



The **Economic Prosperity Element** ensures that Santa Ana's local economy, and its role in the broader regional economy, expands, maintains, and enhances job opportunities; attracts and retains a balance of business types; provides sufficient revenue for public services; and contributes to the overall quality of life experienced by the City's residents.



The **Mobility Element** is the City's blueprint for moving people, goods, and resources throughout the community. Moving beyond mere functionality, the City seeks to improve the quality of life in Santa Ana by providing more complete streets, offering ways to be more active, and conserving our natural resources. In planning the City's transportation system for the 21st century, the City is also making our community safer, more affordable, and more livable.



The **Public Services (PS) Element** provides Santa Ana's diverse population with quality services and infrastructure, including accessible public facilities and enhanced public safety. Anticipated growth will require the City to fulfill community needs and to ensure proper management of those needs. It is important that public facilities and services are equitably distributed and maintained at sustainable levels throughout the community.

VOLUME 2. NATURAL ENVIRONMENT



The **Conservation Element** identifies the city’s natural resources and communicates the benefits for retention, enhancement, and development of these reserves toward improving quality of life and the environment as a whole. This Element will guide the City in its efforts to prioritize sustainability and enhance the environment for current and future generations.



The **Noise Element** appraises noise levels in the community, prepares noise contours to guide land use decisions, and establishes measures that address current and future noise impacts. This Element works to ensure that the City limits the exposure of the community to excessive noise levels in noise-sensitive areas and at noise-sensitive times of day.



The **Open Space Element** identifies and preserves open space areas that provide value to the community and enrich the quality of life. Such lands or waters provide value in the form of recreation, health, biodiversity, wildlife conservation, and aesthetics. Additionally, open spaces are used for climate change mitigation and adaption, flood risk reduction, managed natural resources production, agricultural production, and protection from hazardous conditions. This Element will guide the City in its efforts to plan for open space lands in what is largely a built-out, urban environment.



The **Safety Element** eliminates and minimizes risks associated with natural and human-generated hazards such as floods, earthquakes, and hazardous materials. By assessing and preparing for levels of risk, the city can endure the range of safety hazards and adapt to changes over time. This Element also contains, by reference, the City’s Local Hazard Mitigation Plan, which is provided under separate cover.



VOLUME 3. BUILT ENVIRONMENT



The **Land Use Element** provide a long-range guide for the physical development of the city, reflecting the community's vision for a high quality of life. This Element guides the distribution, location, and size of new development, ensuring that residential neighborhoods are protected and that future growth is sustainable and minimizes potential conflicts.



The **Historic Preservation Element** guides development and implementation to ensure that identification, designation, and protection of architectural, historical, cultural, and archaeological resources are integrated into the City's planning, development, and permitting processes.



The **Housing Element** directs the City's policies, programs, and land use planning to address the needs of both existing and future residents. This includes planning and facilitating, the production of new housing; the improvement and preservation of existing housing; the promotion of affordability for current households; and the affirmative furtherance of fair housing. Unlike other elements, the Housing Element must be reviewed and certified by the state.



The **Urban Design Element** establishes the long-range vision for the physical design, visual qualities, and sensory experience of the city. This element addresses the public realm and building form, and establishes programs and measures to improve the physical setting in which community life takes place while curtailing obsolete, dysfunctional, and chaotic development.

HOW TO USE THE GENERAL PLAN

CITY DECISION MAKERS & STAFF

The City Council, Planning Commission, other advisory entities, and City staff will use the General Plan when considering land use and planning-related decisions, in administering regulations, and when considering investments of time, money, or other resources.

All decisions made by City decision makers and staff is to be consistent with the Vision, Core Values, goals, and policies of the General Plan.

CITY RESIDENTS & BUSINESSES

City residents and those who operate businesses in Santa Ana can use the General Plan to better understand current and future decisions and investments made by the City government, other agencies, service providers, property owners, and other stakeholders.

Residents and business owners can also use the General Plan as a guide to actions they can take to take part in improving their community; whether it is to simply create a better place to live and work, promote environmental health, or to protect your investment and achieve future success.

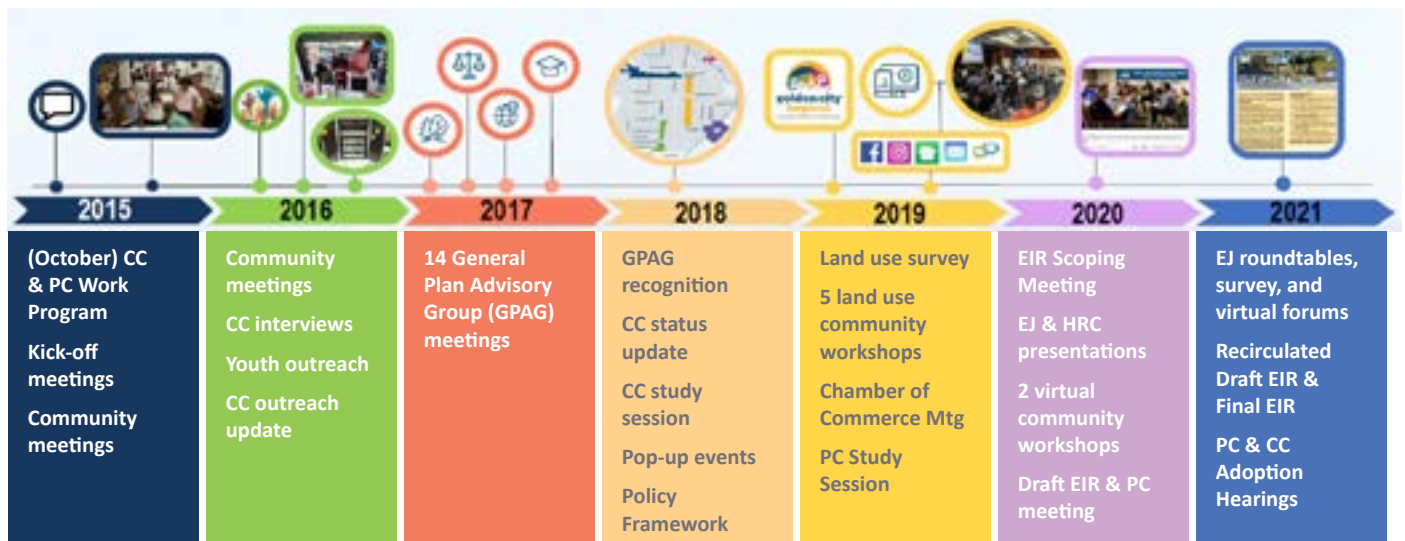
THE UPDATE PROCESS

IDENTIFYING THE NEED FOR AN UPDATE

A key objective in the City of Santa Ana’s 2014 Strategic Plan was to complete a comprehensive update of the City’s existing General Plan, which had not been comprehensively updated since 1982. An updated general plan would reflect current conditions, establish a shared vision of the community’s aspirations, and create the policy direction to guide Santa Ana’s long-term planning and growth over the next two decades.

The City also sought to streamline and refine the current General Plan, building on various updates to the City’s Land Use Element, Circulation Element, Urban Design Element and Economic Development that were completed in 1998.

The update process started in 2015 and took shape over the course of six years and five phases, with each phase including technical work and community outreach.



CC - City Council, PC - Planning Commission, EJ - environmental justice, HRC - Historic Resources Commission, EIR - environmental impact report



PHASE I. COMMUNITY OUTREACH: THE FIRST CONVERSATIONS (2015–2016)

The City of Santa Ana began outreach efforts in the fall of 2015 with a kick-off meeting and one-on-one meetings with City Council. By late 2016, the City had conducted 40 meetings and engaged 485 diverse community members through various in-person workshops and public events.

Community workshops were held with local service organizations, youth representatives, seniors, the business community, and neighborhood leaders. In addition to these focus groups, outreach meetings were held in each of the six City Council Wards.

As part of the City's commitment to local engagement, over 162 Santa Ana youth participated in a summer outreach effort to gather feedback and encourage youth involvement in the update of the Santa Ana General Plan. Their input resulted in the creation of an easy to understand infographic, the establishment of a social media campaign utilizing a customized hashtag (#SantaAnaGeneralPlan), and a series of pop-up events throughout Santa Ana.

In organizing and reviewing community comments, a number of reoccurring topics or themes were identified. These themes and related comments shared by the community are provided below.

- Arts and Culture
- Housing & Neighborhoods
- Business & Economic Development
- Human Services & Social Justice
- Community Facilities & Programs
- Mobility
- Community Safety
- Visual Character & Design
- Health & Sustainability
- Youth Development

PHASE II. GENERAL PLAN ADVISORY GROUP: COMMUNITY DIALOGUE (2017)

The General Plan Advisory Group (GPAG) was formed in 2017 with the stated goal of having a representative sample of various constituent groups help shape the update effort. The GPAG was comprised of 17 members of the public, bringing perspectives from youth, planning commissioners, business owners, community advocacy leaders, and residents. A total of 14 meetings were held over the course of ten months to review, extrapolate, and incorporate the input into the General Plan update process.

The GPAG reviewed and provided feedback on 39 goals and 299 policies through small group discussions. Workshop meetings also included small group exercises to help develop the framework and outreach components of the General Plan update. The GPAG also participated in an exercise to identify areas suited for future development opportunities.

In total, the GPAG assisted with refining community input to create four vision statements, five core values, and three land use maps.

PHASE III. POLICY FRAMEWORK: THE VOICE OF OUR COMMUNITY (2018)

After initial outreach and GPAG dialogue, the Interagency General Plan Technical Advisory Committee (GPTAC) was formed to refine draft goals, policies, and land use focus areas. The resulting draft General Plan Policy Framework was released in late 2018, including the Vision Statement, Core Values, 37 Goals, 288 Policies and five Focus Areas.

The five Focus Areas (see below) represented areas that could provide new housing options, encourage a range of businesses, promote access and linkages to leisure amenities, preserve industrial land, and concentrate development along transit corridors.

- South Main Street
- Grand/17th Street
- West Santa Ana Boulevard (OC Streetcar)
- 55 Freeway/Dyer Road
- South Bristol Street



PHASE IV. LAND USE ALTERNATIVES: A SURVEY OF THE COMMUNITY (2019)

The City conducted a series of community workshops (one per Focus Area) and distributed an online survey to introduce potential new land use designations, affirm the Core Values and Vision Statement, and obtain feedback on preferred land use alternatives and the overall direction of the City's Land Use Plan.

The City developed two scenarios for each Focus Area, generally offering a lower and higher density options. Results of the workshops and land use surveys helped guide the preferred land use option studied for environmental analysis.

PHASE V. ENVIRONMENTAL JUSTICE & CEQA: COMPLETING THE CONVERSATION (2020–2021)

Although the core values of health and equity led to a number of policies and actions designed to address the topic of environmental justice, the City conducted additional analysis, roundtables, and public engagement in 2020 to ensure Santa Ana's disadvantaged communities had opportunities to share their experiences and concerns.

The City released a Draft General Plan and Draft program environmental impact report (PEIR) in August 2020 and a Final EIR shortly after. Based on community input at the Planning Commission public hearing, the City opted to extend outreach efforts on environmental justice and recirculate the Draft PEIR on the topics of open space and air quality.

After additional efforts between Fall 2020 and Spring 2021, the City had conducted a multifaceted environmental justice outreach campaign consisting of two virtual community workshops, 10 community forums (centrally located to affected communities), and a multilingual survey, with flyers and meeting materials provided in multiple languages. The ideas and feedback communicated by residents and stakeholders led directly to revised and new policies and implementation actions.

In August 2021, the City released a revised Draft General Plan and a recirculated Draft PEIR, followed by the Final recirculated PEIR in October 2021. Public hearings were completed in November and December, with the City Council adopting the updated General Plan and certifying the PEIR in December 2021.

FUTURE UPDATES

While amendments can be made to the General Plan, they should be infrequent and based on significant and permanent changes to the context and assumptions that served as the foundation for this General Plan. Any changes or amendments to the General Plan must be consistent with the City's Vision and Core Values as well as any relevant goals and policies elsewhere in the General Plan.

There is no set, explicitly, or quantified timeframe for a comprehensive update. The City conducts an annual review of the General Plan to assess the level of implementation and effectiveness of the goals, policies, and actions. This review is formerly reviewed by City Council and submitted to the Governor's Office of Planning and Research. A more extensive review of the overall General Plan may be warranted every five years (jurisdictions typically plan for comprehensive updates every 10–15 years).

As Santa Ana is a charter city, updates to individual elements can take place as needed. The most common update is an amendment to the Land Use Map as property owners seek to develop something different from what is currently allowed.

The Housing Element is updated every eight years in connection with regional transportation planning efforts. The topic of safety must be reviewed by jurisdictions upon subsequent updates of the Housing Element. The topic of environmental justice must be reviewed upon the subsequent and concurrent update of any two or more elements. Based on the connection between housing and safety updates, the three topics can be expected to reviewed every eight years.



NEXT STEPS

The vision and policy framework of the General Plan elements focus on growing and sustaining a high quality of life in Santa Ana. Implementation of the General Plan (Plan) and realizing its vision will require an ongoing commitment and collaboration by city leadership and the community.

A major step toward implementing the Santa Ana General Plan is updating the zoning code and development standards to guide future development in the Land Use Focus Areas. The comprehensive zoning code update will be crafted through collaboration and meaningful community engagement to create development standards that are consistent with the community's vision and core values.

Lastly, to ensure Santa Ana is following the course charted by the General Plan, a progress review of implementation will be presented to the City Council and shared with the community annually. This annual process will provide an opportunity to prioritize implementation actions, and to allocate funding and resources to support the respective programs and actions. Additionally, a 5-year review of the General Plan will be conducted to set priorities to be achieved during a 5-year cycle, further ensuring the City is meeting the vision, goals, and metrics in implementing the General Plan.

As a living document, the periodic reviews are critical to ensuring that the vision and actions contained within the Plan align with community values and aspirations, and affirming ***Santa Ana Golden City Beyond.***

AMENDING RESOLUTIONS

The following is a chronology of the approved general plan amendments that have been incorporated into this document:

GPA 2020-06, Reso. No. 2022-030- (April 19, 2022)



GLOSSARY

The following is a glossary of terms to help users read and understand the General Plan and the meaning and intent of its goals and policies. Please note that this glossary is not intended to be comprehensive or define terms, acronyms, or abbreviations that are generally well understood or easily looked up using other resources. The focus is on terms that have multiple potential meanings (either in or out of the General Plan context), and to define the intended meaning of such terms to ensure the correct interpretation and implementation of the Policy Plan.

A

AELUP. Airport Environs Land Use Plan (a land use compatibility plan referred to in Public Utilities Code Section 21675).

Accessibility. Accessibility refers to the ability to reach destinations. While mobility focuses on how to get to a particular destination, accessibility focuses on where you are going. For transportation purposes, accessibility also refers to the limitations of individuals to get to a particular destination.

Accommodate. To make room for or provisions for something that is specifically intended to occur.

Action. An activity, program, or initiative undertaken by the City or another stakeholder, typically to implement a policy or goal of the General Plan.

Active transportation. Transportation conducted purely through direct human movement, such as walking, cycling, using a wheelchair, in-line skating, or skateboarding. An active transportation system refers to the pedestrian and bicycling paths that provide opportunities for human-powered transportation.

Advocate. To openly support and promote an action, objective, or goal; also to speak on behalf of an individual or group.

Adaptive reuse. A method by which a building is adapted/modified to a different use from its original use, while its general physical form is retained. See also historic rehabilitation for historical buildings.

Agency. A governmental entity, department, office, or administrative unit responsible for carrying out regulations.

Agriculture. Use of land for the production of food and fiber, including the growing of crops and/or the grazing of animals on natural prime or improved pasture land.

Air basin. One of 14 self-contained regions in the United States, minimally influenced by air quality in contiguous regions. Santa Ana is located in the South Coast Air Basin.

Air pollutants. Any airborne substance that could, in high enough concentration, harm animals, humans, vegetation, and/or materials. With respect to circulation, air pollutants fall into two main groups: (1) those emitted from identifiable sources (such as vehicles) and, (2) those formed in the air by interaction between pollutants and weather conditions.

Air pollutant emissions. Discharges into the atmosphere, usually specified in terms of weight per unit of time for a given pollutant. The South Coast Air Quality Management District has identified primary pollutants including carbon monoxide, nitrogen dioxide, particulates (PM10), reactive organic gases, and sulfur dioxide.

Air pollution control district (APCD). A single-or multi-county agency with legislative authority to adopt and enforce all rules and regulations necessary to control non-vehicular sources of air pollutants in its area. The South Coast Air Quality Management District (SCAQMD) is the designated APCD for the South Coast Air Basin.



Air quality standard. A health-based standard for air pollution established by the federal government and the State. Santa Ana is located in the South Coast Air Basin which is considered a non-attainment area for ozone and a number of other pollutants.

Airport. Any public or military airport, air station, or air facility.

Allow. To be open to something occurring but without any particular effort to make it happen.

ALUC. Airport Land Use Commission.

Ambient air quality. The quality of the air at a particular time and place.

Ambient noise level. The composite of noise from all sources near and far. In this context, the ambient noise level constitutes the normal or existing level of environmental noise at a given location.

Americans With Disabilities Act (ADA). A federal law that prohibits discrimination based on disability. Titles II and III of the ADA Act of 1990 include enforceable accessibility standards called the 2010 ADA Standards for Accessible Design. The standards set minimum requirements for state and local government facilities, public accommodations, and commercial facilities to be readily accessible to and usable by individuals with disabilities.

Annexation. The means by which an incorporated city or town extends its corporate boundaries. Annexation of unincorporated land into an incorporated city or town is initiated by a petition of affected land owners or registered voters, or by resolution from the incorporated city or town. The process of annexation is overseen by the Local Agency Formation Commission (LAFCO).

Analyze. To methodically examine the desirability or feasibility of something, with a view toward letting the evidence determine the appropriate level of commitment.

APZ. Accident Potential Zone (zones established around some airports based on accident histories and operational characteristics).

Arcade. An arched roof or covered passageway.

Architectural character. The characteristic given to buildings by prominence derived from distinctive and attractive attributes in its architecture and ornamental detailing.

Architectural feature. A prominent or significant part or element of a building, structure, or site,

Architectural style. The characteristic form and ornamental detail of buildings of a particular period.

Arterial street. A major street carrying the traffic of local and collector streets to and from freeways and other major streets, with controlled intersections that generally provide direct access to properties. Please refer to Master Plan of Arterial Highways for a detailed description.

Articulation. Clear and distinct separation between design elements.

Aspire. To direct one's ambitions toward achieving something.

Attractive. Having qualities that arouse interest and pleasure in the observer.

Augment. To add to something that is already in place to make it more desirable, functional, or beneficial.

Automatic aid. Automatic aid is assistance that is dispatched automatically by a contractual agreement between two emergency service departments, communities, or districts when an emergency occurs. It differs from mutual aid, which is arranged on an as-needed and requested basis.

Avoid. To not enable something that will lead to an undesirable outcome.



B

Backlit. Illuminated internally or from the inside.

Bay window. A window projecting outward from the main wall of a building.

Berm. A raised form of earth to provide screening or to improve the aesthetic character.

Bollard. A vertical, freestanding, short post used as a barrier to vehicles.

Bracket. A support element under overhangs; often more decorative than functional.

Bicycle facilities. A general term used to describe all types of bicycle-related infrastructure, including linear bikeways and other provisions to accommodate or encourage bicycling, such as bicycle racks and lockers, bikeways, and showers at employment destinations.

On- and off-street spaces delineated for safe use by bicycles, designated in one of four classes:

- **Class I (shared use or bike path).** A bikeway physically separated from any street or highway. Shared Use Paths may also be used by pedestrians, skaters, wheelchair users, joggers, and other non-motorized users.

- **Class II (bike lane).** A portion of roadway that has been designated by striping, signaling, and pavement markings for the preferential or exclusive use of bicyclists.

- **Class III (bike route).** A generic term for any road, street, path, or way that in some manner is specifically designated for bicycle travel regardless of whether such facilities are designated for the exclusive use of bicycles, or are to be shared with other transportation modes.

- **Class IV (cycle track or separated bikeway).** A bikeway for the exclusive use of bicycles and includes a required separation between the bikeway and the through vehicular traffic. The separation

may include, but is not limited to, grade separation, flexible posts, inflexible posts, inflexible barriers, or on-street parking.

Bikeway. A generic term for any road, street, or path that is designed for bicycle travel, regardless of whether it is designated for the exclusive use of bicycles or is to be shared with other transportation modes. A bikeway network refers collectively to all types of bikeways and facilities.

Buffer / buffer zone. An area of land, structure, feature, or design treatment separating two uses that acts to soften or mitigate the effects of one use on the other.

Building envelope. The three dimensional space within which a structure is permitted to be built on a lot. This space is defined with respect to such development regulations as height, setback requirements, floor area ratio, lot coverage, and intensity standards.

Business Improvement District (BID). A type of special assessment district in which business owners collectively choose to be assessed, with the proceeds then used by local business organizations to improve and promote the business district.

C

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.

California Native American Heritage Commission (NAHC). The governor-appointed nine-member commission charged with identifying and cataloging places of special religious or social significance to Native Americans and known graves and cemeteries of Native Americans on private lands. The NAHC also



performs other duties regarding the preservation and accessibility of sacred sites and burials and the disposition of Native American human remains and burial items.

Cantilever. A beam or architectural element projecting beyond a wall line without support from below.

Capital Improvements Program (CIP). A program, administered by a city or county government that schedules permanent improvements, usually for a minimum of five years in the future, to fit the projected fiscal capability of the local jurisdiction. The CIP is generally reviewed annually for conformance to and consistency with the Policy Plan.

Capacity. The ability to provide a service or fulfill an obligation in the desired manner or at a desired level of service.

Circulation system. The entire system of streets, bikeways, transit routes, truck routes, railroad, pedestrian paths, and other routes that people use for driving, walking, bicycling, and moving throughout a city.

Cohesiveness. Unity of composition between design elements of a building or a group of buildings and the landscape development.

Collaborate. To intentionally, willingly work together toward a common objective or goal.

Community assets. Public libraries, public museums, arts and cultural facilities, community/senior centers, and similar facilities open to and for the benefit of the public.

Community character / community identity. The history, culture(s), natural features, and human-built features that a community's residents value and wish to celebrate and maintain. Community character can also be defined as the sum of attributes and assets that make a community unique and establish a sense of place for its residents. Some attributes and assets are tangible, like a unique main street area, while others are intangible, like a general sense of tranquility associated with the natural environment.

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 before 7 A.M. and after 10 P. M.

Community Revitalization Investment Authority. Community Revitalization & Investment Authorities (CRIAs) are a tool to fund economic development projects within a geographic boundary utilizing tax increment financing. Eligible areas for a CRIA include those that are disadvantaged based on several determinations.

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.

Complete streets. A transportation facility that is planned, designed, operated, and maintained to provide safe mobility for all users, including bicyclists, pedestrians, transit vehicles, truckers, and motorists, appropriate to the function and context of the facility.

Complete streets network. A system of on- and off-street facilities (e.g., sidewalks, bike lanes, and trails), that enable all users of all ages and abilities to navigate within or through a community area, with an emphasis on mobility focus areas. The system can consist of one or more facility type based on the intended users and access requirements. Individual facilities may overlap or not, serve all or just some users, and be contiguous or disconnected. Complete streets facilities and improvements are subject to physical constraints presented by the local context and financial feasibility limitations.



Comply with. To follow specified existing ordinances, regulations or procedures.

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.

Concurrent. Services, facilities, activities or other things that are provided or are occurring at the same time as something else.

Congestion management program (CMP). Required by law for every county to address the impact of local growth on the regional transportation system. Required to receive Measure M2 funds.

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

Consider. To remain open to and evaluate a range of possible actions or outcomes as part of a decision.

Consistent. To be or act in harmony or aligned with something; see also inconsistent.

Consolidate. To bring together aspects, features, or components of a system or locale that can serve better in a combined, merged, or integrated form.

Construct. To build something: buildings, roads, channels, etc.

Context. Local or regional environmental, social, and economic conditions.

Context-sensitive. An approach, design, standard, or practice that is sensitive to and varies according to the local or regional environmental, social, and economic conditions.

Context-sensitive solutions. The planning, design, and implementation of transportation and/or building infrastructure that is in scale and character with surrounding land uses, minimizes negative effects, and adds value to adjacent land uses through design, aesthetics, and other techniques.

Continue. To maintain and/or resume an action.

Cooperate. To work in a positive effort with another entity toward a mutually beneficial end. Such work may take the form of direct action, passive support, or even inaction.

Coordinate. To work in a positive effort with another entity in the process of conducting individual actions or initiatives that relate to each other and that can benefit from concurrent or cooperative activity.

Critical and essential facilities. Public safety and services sites, structures and institutions that, if impacted by an emergency, could exacerbate the problem, reduce a (generally public) entity's ability to respond, or present a significant secondary problem or a problem greater than the original emergency.

D

dB(A). A-weighted sound pressure level or A-level is the sound pressure level that has been filtered or weighted to quantitatively reduce the effect of the low frequency noise. It was designed to approximate the response of the human ear to sound. A-level is measured in units of decibels.

Decibel (dB). A unit for 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 micro Newtons per square meter).

Dedicate. To offer or set aside for a specific program, action, or use; when in the context of land dedication, the land is generally set aside for public ownership, use, and/or operation or maintenance.

Density. Dwelling units per acre; a measure of residential development.

Design. To conceive in advance the size, shape, qualities, appearance, open space and other attributes of a proposed development, building and related improvements, generally rendered in graphic forms that communicate the anticipated outcome.

Determine. To calculate in advance the nature or outcome of an anticipated action, situation, or proposal.



Discourage. To openly deter (or attempt to deter) an individual, group, or organization from doing something.

Discretionary. An action taken by a governmental agency that calls for the exercise of judgment in deciding whether to approve and/or how to carry out a project.

District. Broad portions of the city that have consistent design features and/or a similar character.

Dwelling unit. A room or group of rooms (including sleeping, eating, cooking, and sanitation facilities, limited to one kitchen), which constitutes an independent housing unit, occupied or intended for occupancy by one household on a long term basis.

E

Earthquake fault zone. Regulatory zone around active faults created through the Alquist-Priolo Act. Displayed as polygons that encompass mapped fault traces, typically about one-quarter mile in width.

Edge. A break, an interruption or a simple change in the continuity of form in the built environment or open space, or a barrier along the predominant line of sight. A threshold where change occurs which can have the effect of separating or joining.

Encourage. To promote, support, or champion a concept or action; such support may be in terms of political support and coordination, staff resources, and/or financial resources.

Enhance. To improve existing conditions in quality, value, or characteristic.

Enhanced Infrastructure Financing Districts. Enhanced Infrastructure Financing Districts (EIFDs) are financed through tax increment generated from the growth in property taxes collected from within a designated district boundary. EIFDs work by freezing the property tax revenues that flow from a designated project area to the city, county, and other taxing entities at the “base level” in the current year.

Environmental Justice Area or Community.

The City uses a mapping tool from CalEPA called CalEnviroScreen (CES) to identify the most vulnerable and disadvantaged areas in Santa Ana (in the context of SB 1000). The CES tool measures indicators for every census tract in California related to people’s exposure to pollution and quality of life. The results for each census tract are combined and measured against every other census tract, producing a composite score that ranks census tracts from the least impacted to the most impacted. Those ranked in the top 25 percent—shown with values between 75 and 100 percent—are considered and referred to as an environmental justice area, environmental justice community, or disadvantaged community.

A disadvantaged community, as defined by Government Code Section 65302(h)(4)(A), is a low-income area that is disproportionately affected by environmental pollution and other hazards that can lead to negative health effects, exposure, or environmental degradation, or an area identified by the California Environmental Protection Agency pursuant to Section 39711 of the Health and Safety Code, as amended from time to time respectively.

Equitable. A condition or treatment that is fair and impartial.

Erosion. The process by which soil and rock are detached and moved by running water, wind, ice, and gravity.

Establish. To bring something into being that does not currently exist.

Explore. To search for or examine the nature of a possibility before a commitment is made. Similar to analyze.

Expand. To increase in detail, extent, number, volume, or scope.

F

FAA. Federal Aviation Administration.

Facade. The front of a building.



Facilitate. To make an action or process easier or to help bring about.

Fair share. An allocation of resources, costs, or fees considered equitable and proportional to the needs, impacts, or activity of an existing or proposed project.

Fault / active fault. A fracture in the crust of the earth along which rocks on one side have moved relative to those on the other side. Most faults are the result of repeated displacements over a long period of time. A fault trace is the line on the earth's surface defining the fault. For the purposes of the Alquist Priolo Earthquake Fault Zoning Act, an active fault is one that has ruptured in the last 11,000 years. See earthquake fault zone.

Fault. A fracture in the earth's crust forming a boundary between rock masses that have shifted. A fault is considered to be an active fault if it has exhibited movement within the last 11,000 years and can be expected to move within the next 100 years. A potentially active fault is a fault that last moved within the Quaternary Period before the Holocene Epoch (the last 2,000,000 to 11,000). An inactive fault which shows no evidence of movement in recent geologic time and no potential for movement in the relatively near future.

Feasible. Capable of being done, executed, or managed successfully taking into consideration social, physical, environmental, and/or economic factors.

Feasible, technically. Capable of being implemented because the industrial, mechanical, or application technology exists.

Feature. A noticeable or important characteristic, attribute, or aspect of something.

Fenestration. The arrangement and design of windows in a building.

Finding(s). The result(s) of an investigation and the basis upon which decisions are made. Findings are used by government agents and bodies to justify

action taken or a decision made by the entity.

Fiscal sustainability. The city'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 city has the financial capacity to operate and maintain public facilities and to provide public services in the short term and over the long term.

Fixed guideway. A transportation system technology, such as a streetcar, that runs along rails that are embedded in pavement in either a dedicated lane of a street or a lane that is shared with other vehicles.

Flood. Refers to the rising and overflowing of a body of water onto normally dry land that is often caused by storm events or breaches of flood control infrastructure. Urban flooding is caused when heavy rainfall creates a flood independent of an overflowing water body, such as when intense rain overwhelms the capacity of an urban drainage system.

Flood zone / flood hazard area. The Policy Plan displays and/or refers to the following simplified categories on flood hazard maps and in policies:

- **FEMA 100-year flood zone.** An area mapped on a flood insurance rate map (FIRM) where a storm with a 1 percent chance of being equaled or exceeded in any given year can cause flood conditions. FIRMs are mapped under the Federal Agency Management Agency's (FEMA) National Flood Insurance Program (NFIP).

- **DWR 100-year flood zone.** An area mapped by the California Department of Water Resources (DWR) that identify 100-year flood hazard areas using approximate assessment procedures. These floodplains are identified simply as flood prone areas without specific depths and other flood hazard data; they are not FEMA regulatory floodplain maps. The state conducts an Awareness Floodplain Mapping project to identify all pertinent flood hazard areas for areas that are not mapped under FEMA's NFIP,



and to provide the community and residents an additional tool in understanding potential flood hazards currently not mapped as a regulated floodplain.

- **FEMA 200-year flood zone.** An area mapped (currently in limited areas) by DWR where a storm with a 0.5 percent chance of being equaled or exceeded in any given year can cause flood conditions

- **FEMA 500-year flood zone.** An area mapped on a FIRM where a storm with a 0.2 percent chance of being equaled or exceeded in any given year can cause flood conditions. FIRMs are mapped under FEMA's NFIP.

Flood insurance rate map (FIRM). The official map on which FEMA has delineated both the areas of special flood hazards and the risk premium zones applicable to the community. Flood hazard areas identified on the FIRM are identified as a special flood hazard area (SFHA). SFHAs are defined as the area that will be inundated by the flood event having a 1-percent chance of being equaled or exceeded in any given year. The 1-percent annual chance flood is also referred to as the base flood or 100-year flood.

Floor-area-ratio (FAR). A measurement used to identify nonresidential land use intensity. The FAR is the ratio of the total gross floor area of all buildings on a lot compared to the total area of that lot. FAR calculations exclude structured park square footage.

Focus areas. Areas targeted for more specific land use planning and design guidance based on their ability to provide new housing options, encourage a range of businesses, promote access and linkages to leisure amenities, preserve industrial land, and concentrate development along transit corridors.

Focus intersections. Urban spaces with intense activity at the encounter point of two paths. A local apex or points where paths meet and appear like peaks.

Food insecurity. The state of being without reliable access to sufficient quantity of affordable, nutritious food.

Fund. To make money available for a prescribed purpose; may be a one-time, periodic, or ongoing commitment.

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.

G

Gateways. An Urban space or architectural element that announces the arrival to, or departure from a place. A point of arrival.

Greenhouse gas (GHG). Any gas that absorbs infrared radiation in the atmosphere. State law identifies seven greenhouse gases for which the California Air Resources Board is responsible to monitor and regulate in order to reduce GHG emissions: carbon dioxide (CO₂), methane (CH₄), nitrous oxide (N₂O), sulfur hexafluoride (SF₆), hydrofluorocarbons (HFCs), perfluorocarbons (PFCs), and nitrogen trifluoride (NF₃).

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.



Goods movement. The transport of products from their manufacturing origin to their final destination where they will be sold, stored, or used. Moving goods involves airplanes, ships, trains, and trucks.

Grade separation. A bridge or tunnel for a highway, road, or railroad that allows pedestrians, bicyclists, or even cars to cross a major roadway without conflict or delay for a signal light. Without grade separations, vehicles, and bicycles, and pedestrians must physically cross tracks.

Greywater/graywater. Wastewater that is generated in residential buildings, excluding sewage, such as gently used water from bathroom sinks, showers, tubs, and washing machines. The wastewater generated by toilets, kitchen sinks, and dishwashers is called blackwater due to its larger organic load (fecal or organic matter).

Groundwater. Water under the earth's surface, often mapped as basins and 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 in aquifers. This process can also be conducted artificially by capturing and injecting surface water or recycled water into aquifers.

Ground Failure. Mudslide, landslide, liquefaction, or the seismic compaction of soils.

H

Harmony. A quality that represents and appropriate and congruent arrangement of parts, as in an arrangement of varied architectural and landscape elements.

Hazardous materials. Materials or wastes that either cause or contribute to an increase in mortality, serious illness, or otherwise pose a substantial treat to human or environmental health when improperly managed.

Hazardous waste facilities. Carefully designed off-site facilities accepting hazardous wastes for storage or treatment.

Heliport. An identifiable area on land or water, including any building or facilities thereon, used or intended to be used for the landing and takeoff of helicopters. Does not include temporary landing and takeoff sites. Refueling and overnight maintenance are permitted.

Helistop. An identifiable area on land or water, including any building or facilities thereon, used or intended to be used for the landing and takeoff of helicopters. Does not include temporary landing and takeoff sites. Refueling and overnight maintenance are not permitted.

Historic resources. Buildings, structures, sites, or districts that are considered of particular historical and/or cultural significance. Generally, such resources are listed on a local, state, or federal register.

Historic treatment. The memorialization, preservation, reconstruction, rehabilitation, or restoration of a historic resource.

- **Historic memorialization.** Permanent recognition of an important historical resource through such means as a physical plaque or official designation.

- **Historic preservation.** A treatment for a historic building or landscape that focuses on the maintenance and repair of existing historic materials and retention of a property's form as it has evolved over time.

- **Historic reconstruction.** A treatment for a historic building or landscape that re-creates vanished or non-surviving portions of a property for interpretive purposes.

- **Historic rehabilitation.** A treatment for a historic building or landscape that acknowledges the need to alter or add to a historic property to meet continuing or changing uses while retaining the property's historic character.



- **Historic restoration.** A treatment for a historic building or landscape that depicts a property at a particular period of time in its history, while removing evidence of other periods.

Holistic approach. An approach that addresses the factors that lead to a condition or behavior as well as the treatment of symptoms or enforcement of laws, in order to prevent a condition or behavior.

Household. The U.S. census considers all persons living in a dwelling unit to be a household, whether or not they are related. Both a single person living in an apartment and a family living in a house are considered households.

I

Impact. Generally, the result of an action or inaction; when the term is used in the context of an environmental analysis under the California Environmental Quality Act (CEQA), the term “impact” refers to how a proposed project may directly or indirectly effect specific environmental, infrastructure, and public service factors; a negative impact damages those environmental factors or increases burdens on selected facilities and services.

Identify. To determine characteristics or facts without any predetermination regarding future commitments; gather information only.

Implementation action. An action, procedure, program or technique that carries out or seeks to make progress toward the furtherment of a goal or policy of the General Plan.

Include. To make a part of a consideration or issue under public scrutiny.

Incompatible. To be 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.

Incorporate. The same as include.

Inconsistent. Varying to the point of conflict or contradiction; see also consistent.

Infill development. Development that is constructed on land that has direct access to existing public services and infrastructure. Typically surrounded by largely developed and/or built out areas.

Infrastructure. The physical systems and services which support development and people, such as streets and highways, transit services, airports, water and sewer systems, and the like.

Innovative. Methods or approaches that are new and original, often (but not always) more advanced.

Install. To put in place at a specified time or place or in a particular sequence.

Integrate. To blend new and existing projects or activities together in a compatible fashion.

Intensity. For non-residential land uses (such as commercial or retail development) or mixed-use projects, intensity refers to the amount of square footage built on a given site. Expressed typically as floor-to-area ratio. Other measurements may involve lot coverage, building bulk, and height.

Inundation area. A defined area downstream from any dam, basin, or impounded body or source of water (including reservoirs, large above ground water tanks, lakes, etc.) that could be flooded in the event of a sudden or complete failure of the structure. The inundation area or zone can also include levees that are breached or compromised, causing water to flood adjacent areas.

Investigate. To examine the accuracy of information provided in support of a proposed project, process, or program.

J

Joint Use. Also called “shared use” or “community use”; occurs when governmental entities, other public agencies, or not-for-profit organizations, agree to open or broaden access to their facilities for community use.



K

[placeholder]

L

Land use designation. Reference term for the classification of generally permitted land use type and intensity as directed by the General Plan. The land use categories are implemented by land use zoning districts, which contain more specific regulations on land use and building standards.

Land use zoning district. Reference for the classification and regulation of land use type and intensity in Chapter 41 of the Municipal Code.

Land Use Map. Reference term for the General Plan Land Use Map showing the distribution of land use designations across the city.

Landmark. In city form terms, a focal point or conspicuous object used as a point of orientation in reference to other objects.

Level of service (LOS). A qualitative measure describing the delivery of service based on the needs and/or desires of customers or users. A LOS standard also generally factors in financial constraints (e.g., amount of user fees or taxes), as well as physical constraints (e.g., topography or distance). In measuring traffic conditions, it is the measurement and categorization of traffic flow based on vehicle speed, density, congestion, and other elements.

Limit. To confine a project or activity within prescribed specifications or performance criteria.

Link. To connect a project, area, function, or activity to another feature or features that would be mutually beneficial and reinforce desired functions.

Liquefaction. A process by which water-saturated granular soils transform from a solid to a liquid state because of a sudden shock or strain.

Locate. To place an improvement, function, or use in a particular locale, on property with certain characteristics, or in proximity to specified features to bring about benefits and/or efficiency.

M

Maintain. To keep a system, facility, area, or activity in continuously sound condition, as defined by approved standards.

Mansionization. Term used to describe residential building additions, or building replacements which lack compatibility with the scale and character of the surrounding neighborhood. Typically such additions, or replacements are constructed in conformance with existing development regulations.

Master Plan of Arterial Highways (MPAH). The MPAH establishes a system of countywide arterial highways for long-range transportation planning in Orange County. This plan requires interagency coordination for a variety of street types to ensure safe and efficient transportation.

May. To offer the possibility but not the probability or promise of a certain commitment of resources or support; associated with action or activity that is often desirable and allowed, but implementation of such action or activity is often conditional.

Minimize. To reduce something to the smallest amount or degree feasible.

Ministerial. An action taken by a governmental agency that follows established procedures and rules and does not call for the exercise of judgment in deciding whether to approve a project.

Mitigation measures. Conditions imposed upon a project with the intent of avoiding, or minimizing, the potential negative impact of the project.

Mixed use. Type of development which allows a combination of land uses within a single development.



Monitor. To track the performance of a particular physical condition, activity accomplishment or aspect of change, with a view toward using the results to inform future actions and commitments.

Mutual aid. Mutual aid is assistance that, based on a contractual agreement, is dispatched on an as-needed and requested basis between two emergency service departments, communities, or districts when an emergency occurs. It differs from automatic aid, which is dispatched automatically.

N

Nodes. Urban elements of compatible, intense activity.

Nondescript. Without distinctive architectural form or style. Ordinary and without architectural character.

Nonmotorized transportation. This term is often interchangeably used with active transportation. It typically includes walking, bicycling, and variants such as small-wheeled transport (skates, skateboards, push scooters and hand carts) and wheelchair travel.

Notify. To advise a specified party or parties regarding an event or change for which there is an obligation to inform or need to know.

O

Objective. A specific condition or state that is an intermediate step toward attaining a goal.

Obstruction. Any object of natural growth, terrain or permanent or temporary construction or alteration including equipment or materials used therein, the height of which exceeds the standards established in Subpart C of Federal Aviation Regulations Part 77, Objects Affecting Navigable Airspace.

Open Space. Recreational and green spaces, including parks, commercial open space, manicured landscaped areas, and public facilities such as trail corridors, water channels and rail infrastructure.

Opportunity Zones. An Opportunity Zone is an area designated under the Tax Cuts and Jobs Act of 2017, where new investments, under certain conditions, may be eligible for preferential tax treatment. Opportunity Zones are an economic development tool—that is, they are designed to spur economic development and job creation in distressed communities.

Overdraft. The condition of a groundwater supply in which the average annual amount of water withdrawn by pumping exceeds the average annual amount of water replenishing the aquifer in any ten year period, considering all sources of recharge and withdrawal.

P

Park and Parkland. Publicly accessible sites and green space that are owned and/or managed by the City of Santa Ana to support recreation and social gathering.

Park Deficient Area. Areas of the community that are outside the standard public parkland service radius such as ½ mile for Community Parks and ¼ mile for Neighborhood Parks, respectively.

Partner. To join with another entity in conducting an activity or building a facility that would be mutually beneficial and add value more efficiently than if pursued independently; does not necessarily require financial commitments. Similar to “cooperate”.

Path. In city form terms a path is a traveling route which can take the form of a street, road or other pedestrian or vehicular route which is a fundamental part of the urban fabric of the city and the means by which people circulation throughout the city.

Pedestrian-oriented development. Urban design that provides clear, comfortable, and safe pedestrian access to an area and its surroundings, without reliance on a car.

Periodically. The action will take place or apply to future decisions at specified intervals or times.



Policy. A statement that guides decision-making and specifies public commitment. A policy defines and directs how the city intends to achieve goals.

Prevent. To keep a particular use, condition, activity, or circumstance from occurring; it does not imply complete (100 percent) avoidance or elimination.

Preserve. To maintain something in its original or existing state (verb). An area dedicated to the protection and conservation of biological resources and/or landscapes (noun).

Prioritize. To intentionally direct discretionary investments or actions to one area ahead of other areas. The act of prioritizing is an ad-hoc process that considers a variety of relevant factors. State and federal law and agency requirements, court orders, and County- or City-declared emergencies take precedent over the prioritization direction in the General Plan.

Prohibit. To absolutely disallow something from happening or being built.

Promote. To actively stimulate the likelihood and desirability of something happening; does not require investing public resources in its direct development.

Proportion. Balanced relationship of the size of parts to each other and to the whole.

Protect. To shield from damage to people or property.

Provide. To make something available, typically to a community, organization, or business; it does not imply that the thing is being made available at no cost.

Public infrastructure. Capital facilities that are owned and maintained by public entities, including but not limited to: flood control, water, sewer, transportation, parks, law and justice, fire prevention and protection, public health, and facilities for parks, recreation, and other community services.

Q

[placeholder]

R

Recycled water. Water which, as a result of treatment of waste, is suitable for a direct beneficial use or a controlled use that would not otherwise occur and is therefore considered a valuable resource. A form of water reuse that includes primary, secondary and tertiary treatment of wastewater to produce water suitable for a variety of non-potable applications, most notably for landscaping irrigation and industrial uses. Recycled water is synonymous with “reclaimed water,” “Title 22 Water” (water that conforms to the Uniform Statewide Recycling Criteria), and “treated wastewater.”

Reflect. To embody or represent (something) in a faithful or appropriate way.

Region / regional. A geographic area; or pertaining to activities or economies at a scale greater than that of a single jurisdiction, and affecting a broad geographic area.

Report. To provide public information on a subject or condition.

Require. To absolutely impose an obligation or standard.

Resiliency. The ability to adapt to changing conditions and prepare for, withstand, and rapidly recover from disruption or disasters.

Respect. To give due regard for something or to hold something in high regard.

Restoration. To put back exactly to an original state.

Right-of-way (ROW). The legally granted access that a roadway, railroad, or other travel corridor or transportation facility can use. The right of way can extend beyond the asphalt in a street and include adjacent land.



S

SCAG (Southern California Association of Governments). The metropolitan planning organization, representing six counties that undertakes a variety of planning and policy initiatives to encourage a more sustainable Southern California.

Scale. Proportional relationship of the size of parts to one another and to the human figure.

Screening. Structure or planting that conceals from view from public ways the area behind such structure or planting.

Sensitive land uses. Types of facilities that the California Air Resources Board recommends being protected from sources of air pollution. Sensitive land uses include residences, childcare centers, educational institutions, medical facilities, senior care facilities, and parks and recreation facilities.

Shall. Will always be carried out or required; no exceptions.

Shared parking. A land use strategy that optimizes parking capacity, reduces the amount of land developed, and promotes connectivity by allowing complementary land uses to share parking spaces, rather than producing or requiring separate spaces for separate uses.

Should. Will be carried out or required most of the time, unless a very good reason is identified why an exception is acceptable.

Social capital. An intangible resource that community members can draw upon to solve collective problems. It consists of social trusts, norms, and networks that can alleviate societal problems. Civic engagement encourages feelings of reciprocity between community members and facilitates coordination, communication, and collaboration. Social capital can also be understood by examining community events, organizations, facilities, and participants.

Sometimes. Will apply to future decisions under specified conditions or circumstances.

Specify. To establish distinct requirements.

Sphere of influence (SOI). The probable physical boundary and service area of a local agency, such as an incorporated city or town or a special district, as determined by the local agency formation commission (LAFCO). SOIs are planning tools used to provide guidance for individual proposals involving jurisdictional changes, and are intended to encourage the efficient provision of organized community services and prevent duplication of service delivery. A territory must also be within a city or district's sphere in order to be annexed.

While a city/town SOI can include both incorporated and unincorporated lands, the unincorporated lands remain within the jurisdictional control of the county until such time that the land is annexed into the city/town. A city/town is obligated to consider its unincorporated SOI in its general plan, although the county's planning authority remains in place.

Standard. A specific, often quantified guideline, defining the relationship between two or more variables. Standards can often directly translate into regulatory controls.

Streetscape. The scene as may be observed along a public street or way composed of natural and manmade components, including buildings, paving, planting, street hardware, and miscellaneous structures. Examples of streetscape elements include roadways, medians, sidewalks, street furniture, crosswalks, signs, open space, and landscaping, among many other factors.

Strive. To make great efforts or devote serious effort to achieve or obtain something.

Subsidence. The gradual, local settling or sinking of the earth's surface with little or no horizontal motion. Subsidence is usually the result of gas, oil, or water extraction, hydro compaction, or peat oxidation, and not the result of a landslide or slope failure.



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

Support. To provide assistance or promotion; see encourage.

Surface rupture. A break in the ground's surface and associated deformation resulting from the movement of a fault.

Sustainable. Able to use a resource or conduct activity at a desired rate or level without depleting resources (e.g., financial or natural) to a point where others cannot rely upon or use them in the future; in some context the term can refer to the long-range viability of the environment, economy, and social equity (referred to as "the three E's of sustainability").

T

Tax Increment Financing. Tax increment financing works by freezing tax revenues from a tax rate area in the interim base year and diverting forecasted tax revenue in future years (known as increment) to pay for improvements and/or pay back bonds.

Tourism Marketing District. A Tourism Marketing District (TMD) is a benefit assessment district proposed to create a revenue source to help fund marketing and sales promotion efforts for lodging businesses. A TMD is similar to a Business Improvement District (BID) where businesses pay an additional fee in order to fund improvements within the district's boundaries.

Traffic calming. Changes in street alignment, installation of barriers, and other physical measures to reduce traffic speeds and/or cut-through traffic volumes in the interest of street safety, livability, and other public purposes.

Traffic control devices. Signs, signals, or pavement markings (permanent or temporary), placed on or adjacent to a travelway by authority of a public body having jurisdiction to regulate, warn, or guide traffic.

Transit-oriented development. A mix of buildings and land uses, typically within a quarter-mile walking distance of light rail stops or high frequency bus stops. Transit oriented developments commonly contain convenient shopping, office, restaurant, service commercial, and entertainment uses for transit riders.

Transportation demand management (TDM). Strategies that influence long-term travel choices and behaviors. TDM's goal is to improve mobility and decrease negative impacts such as traffic congestion and air pollution. TDM strategies can include: ridesharing, providing commuter subsidies, promoting walking and biking, and encouraging flexible work schedules.

Travelway. A generalized term that refers to any path of land travel, including roads, freeways, bikeways, pedestrian routes, railroad, etc.

Truck traffic, truck trips, or trucking-intensive business. In the context of defining truck traffic or a trucking-intensive business, a truck is a vehicle identified by the Federal Highway Administration vehicle as Class 5 or higher, with the exception of dually trucks and recreational vehicles. A trucking-intensive business is a permitted use that includes the frequent use of trucks as part of its primary activities.

U

Upstream issues. Conditions, such as food insecurity, that exist prior to and contribute to a person's undesirable medical, social, financial, or legal circumstance.

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



Utility hardware. Devices such as poles, crossarms, transformers, and vaults, gas pressure regulating assemblies, hydrants, and buffalo boxes that are used for water, gas, oil, sewer, and electrical services to a building or a project.

V

Vacancy rate. The percentage of unoccupied housing units in a jurisdiction. Vacancy rates usually differ according to tenure and housing type.

Value. A shared asset, principle, standard, social more, and in the judgment of the community, what is important in the lives of its residents and businesses.

Vulnerable population or community. Populations or communities that experience heightened risk and increased sensitivity to natural disasters, emergencies, or severe weather events or conditions; and have less capacity and fewer resources to cope with, adapt to, or recover from such events or conditions.

W

Worker Cooperative. Worker cooperatives are businesses owned and operated solely by its workers. These businesses provide local goods and services, stable jobs for residents, and offer new economic opportunities for lower income workers in the City. A worker cooperative is different from a typical business structure in that the profits are shared amongst the owners and each worker has an equal vote in the direction and actions of the business.

X

[placeholder]

Y

[placeholder]

Z

Zoning. The division of a jurisdiction by legislative regulations into areas (aka land use zoning 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 designations of the General Plan.



