



# SAN JUAN BAUTISTA COMMUNITY PLAN PRESERVATION, CONSERVATION & GROWTH

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## Glossary Of Terms

LAFCO (Local Agency Formation Commissions)

Regional Housing Needs Allocation (RHNA)

Sphere of influence

Urban service area

City Limits

General plan

Planning area

Urban area

Community plan

Urban growth boundary

Transportation planning

Transportation plan

Active transportation

Active transportation plan

Multi-modal transportation

Complete Street

Transportation mode shift

Agricultural preservation restrictions

Agriculture Buffer

Conservation easement

Williamson Act



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- **LAFCO (Local Agency Formation Commissions)**

The Commission which is empowered by state legislation in each County to govern changes in the boundaries and organization of cities and special districts.

- **Regional Housing Needs Allocation (RHNA)**

Mandate by State Housing Law as part of the periodic process of updating local housing elements of the General Plan.

RHNA quantifies the need for housing within each jurisdiction during specified planning periods.

- **Sphere of influence**

A sphere of influence is a planning boundary, usually 20 years, outside of a city or special district's legal boundary that designates the probable future boundary and service area. Sphere of influence considers current and future land use, current and future need and capacity for service, and communities of interest.

- **Urban service area**

An urban service area is a land area within the Sphere of Influence in which urban services will be provided. This is an area, either incorporated or unincorporated, which is served or will be served by urban facilities, utilities, and services during the next 5 years (usually based on an adopted infrastructure master plan or capital improvement plan). The boundary defining an urban service area is called the "urban service area boundary" and is developed in cooperation with a city or special district, and adopted by the LAFCO.

- **City Limits**

The terms city limits and city boundary refer to the defined boundary or border of a city. The area within the city limits is sometimes called the city proper.

- **General plan**

The general plan is the foundation for local land use planning. The plan provides a vision for the foreseeable planning horizon – usually 10 to 20 years – and translates it into goals and policies for the physical development of the city or county. All other land use ordinances and policies flow from the general plan. The general plan covers all of the land within the jurisdiction and any additional land that, in the agency's judgment, bears relation to its planning.

- **Planning area**

The planning area is the physical area directly addressed by the general plan; it typically encompasses the city or county's boundaries and potentially annexable land within its sphere of influence.



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- **Urban area**

Generally characterized by moderate and higher density residential, commercial, and industrial development, and the availability of public services required for that development, specifically central water and sewer, an extensive road network, public transit, and other such services (for example, safety and emergency response). Development not providing such services may be “non-urban” or “rural.”

- **Community plan**

A community plan is the portion of the general plan that focuses on a particular area or community within the city or county. Community plans supplement the general plan.

- **Urban growth boundary**

An urban growth boundary defines the geographical limits for development around a city, county, or region. Development is permitted inside the urban growth boundary; agricultural land and natural space is protected outside the urban growth boundary. Urban growth boundaries are sometimes also called urban limit lines, urban development boundaries, or greenbelts, varying by jurisdiction. Urban growth boundaries (UGBs) are designed to protect natural and agricultural lands by preventing greenfield development, or real estate development in previously undeveloped areas. Most UGB laws allow regions and cities to expand the UGB through a public vote or through legislation when it's deemed necessary.

- **Transportation planning**

Transportation planning is a cooperative process designed to foster involvement by all users of the system, such as businesses, community groups, environmental organizations, the traveling public, freight operators, and the general public, through a proactive public participation process.

- **Transportation plan**

A transportation plan is a policy and physical plan document that outlines transportation investments for a region. It is drafted by a metropolitan planning organization or regional transportation planning agency periodically and includes a multi-year outlook for likely growth in the region—usually a 20-year horizon.

- **Active transportation**

Active transportation is any self-propelled, human-powered mode of transportation, such as walking or bicycling. Active transportation planning provides mobility options for all system users regardless of age, ability or socio-demographic status.



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- **Active transportation plan**

An active transportation plan is a comprehensive set of strategies to ensure options for biking, walking, and transit are incorporated into other land use and transportation plans and policies. Active transportation plans include recommendations for prioritizing active transportation infrastructure improvements.

- **Multi-modal transportation**

Multimodal choice, a core tenet of the smart mobility framework, involves the provision of safe and convenient facilities for walking, bicycling, and transit for all users. Multimodal transportation options also support public health by promoting active transportation.

- **Complete Street**

“Complete Streets” is a concept that describes designing streets for people using all modes. A complete street accommodates persons of all ages and abilities walking, bicycling, using transit, and driving.

- **Transportation mode shift**

A change from one form of transportation to another, for example, switching a car for a bus or bicycle.

- **Agricultural preservation restrictions**

A perpetual restriction to retain land or water areas predominately in their agricultural, farming, or forest use, and forbids or limits certain property development rights and uses.

- **Agriculture Buffer**

A distance of separation from an agricultural parcel of land to a sensitive use such as residential housing, schools, assisted living families, typically set by the Ag Commissioner.

- **Conservation easement**

A binding contractual agreement that severs the right to develop land from its basic use, like low-density uses, open space or agriculture. The right to develop the land is usually held by a land trust or other entity that monitors the land and enforces the terms of the easement. The underlying owner of the land agrees to conserve or restore habitat, open space, scenic, or other ecological resource values on the land covered by the easement permanently or during a time period specified in the agreement. The underlying owner of the land can continue to use the land according to the terms of the easement.

- **Williamson Act**

Known formally as the California Land Conservation Act of 1965, the Williamson Act provides property owners a financial incentive to retain prime agricultural land and open space in agricultural use, thereby slowing its conversion to urban and suburban development. The program entails a ten-year contract between the city or county and an owner of land during which the land is taxed on the basis of its



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agricultural use rather than its market value. The land becomes subject to certain enforceable restrictions, and certain conditions need to be met prior to approval of an agreement.

### Additional sources of information

Active Transportation Alliance, <https://atpolicy.org>

[Caltrans Smart Mobility Framework Guide](#)

CALAFCO.org

CA Institute for Local Governments, <https://www.ca-ilg.org>, including [https://www.ca-ilg.org/sites/main/files/file-attachments/2010\\_-\\_landuseglossary.pdf](https://www.ca-ilg.org/sites/main/files/file-attachments/2010_-_landuseglossary.pdf)

Federal Transit Administration, <https://www.transit.dot.gov>

Planetizen.com

[Williamson Act Program \(ca.gov\)](#)

Ca. Gov. Code Section 56080

Land Use Glossary. Pdf (2110) (CA.ilg.org)