

This glossary explains the technical terms used in the Butte County General Plan and common in the field of planning. Definitions come from several sources, including the California Office of Planning and Research and the American Planning Association Glossary of Zoning, Development and Planning Terms.

A. Abbreviations

AB:	Assembly Bill (State)
ADA:	Americans with Disabilities Act
ALUC:	Airport Land Use Commission (Butte County)
ALUCP:	Airport Land Use Compatibility Plan (Butte County)
BBWUA:	Butte Basin Water Users Association
BCAG:	Butte County Association of Governments
BCAQMD:	Butte County Air Quality Management District
BCFD:	Butte County Fire Department
BCOE:	Butte County Office of Education
BCSO:	Butte County Sheriff's Office
BCDWRC	Butte County Department of Water and Resource Conservation
BMO:	basin management objectives
CAL FIRE:	California Department of Forestry and Fire Protection
CARB:	California Air Resources Board
CARD:	Chico Area Recreation and Park District
CEQA:	California Environmental Quality Act
CHP:	California Highway Patrol
CIP:	Capital Improvements Program
CNEL:	Community Noise Equivalent Level
CSA:	community service area <i>or</i> community-supported agriculture
CVFPP:	Central Valley Flood Protection Plan
dB:	decibel
dBA:	A-weighted sound level

DFG:	California Department of Fish and Game
DRPD:	Durham Recreation and Park District
DTSC:	Department of Toxic Substances Control (State)
du/acre:	dwelling units per acre
du:	dwelling units
DWR:	Department of Water Resources (State)
ECC:	Emergency Command Center (Butte County)
EIR:	Environmental Impact Report (State)
EMD:	Emergency Medical Dispatch
EOP:	Emergency Operations Plan
EPA:	Environmental Protection Agency (US)
FAR:	Floor Area Ratio
FEMA:	Federal Emergency Management Agency
FIRM:	Flood Insurance Rate Map
FMMP:	Farmland Mapping and Monitoring Program (State)
FRRPD:	Feather River Recreation and Park District
FMP:	Flood Mitigation Plan (Butte County)
GHG:	greenhouse gas
HCM:	Highway Capacity Manual
HCP/NCCP:	Butte Regional Habitat Conservation Plan (HCP) and Natural Community Conservation Plan (NCCP)
IWRP	Integrated Water Resources Plan
LAFCO:	Local Agency Formation Commission
L_{dn}:	Day/Night Average Sound Level
LEED:	Leadership in Energy and Environmental Design
L_{eq}:	Equivalent Sound Level
LHMP	Local Hazard Mitigation Plan
LID:	Low Impact Development
LOAPUD:	Lake Oroville Area Public Utilities District
LOS:	Level of Service

MOAs:	Military Operations Areas
MOU:	Memorandum of Understanding
MRZ:	Mineral Resource Zone
NAAQS:	National Ambient Air Quality Standard
NEPA:	National Environmental Policy Act
NFIP:	National Flood Insurance Program
NPDES:	National Pollutant Discharge Elimination System
OES:	Office of Emergency Services (Butte County)
OSHA:	Occupational Safety and Health Administration (US)
PRD:	Permanent Road Division
PRPD:	Paradise Recreation and Park District
PUD:	Planned Unit Development
RHNA:	Regional Housing Needs Allocation
RTP:	BCAG 2035 Regional Transportation Plan
RWQCB:	Regional Water Quality Control Board
SB:	Senate Bill (State)
SCOR:	Sewerage Commission – Oroville Region
SMARA:	Surface Mining and Reclamation Act (State)
SMGB:	State Mining and Geology Board
SOI:	Sphere of Influence
SVAB:	Sacramento Valley Air Basin
SWRCB:	State Water Resources Control Board
TDC:	Transfer of Development Credits
USFWS:	United States Fish and Wildlife Service
VMT:	vehicle miles traveled

B. Terminology

Acceptable Risk

A hazard that is deemed to be a tolerable exposure to danger given the expected benefits to be obtained. The level of loss, injury, or destruction below which no specific action by local government is deemed necessary other than making the risk known. Different levels of acceptable risk may be assigned according to the potential danger and the criticalness of the threatened structure. The levels may range from “near zero” for nuclear plants and natural gas transmission lines to “moderate” for farm structures and low-intensity warehouse uses.

Acreage, Gross

The land area that exists prior to any dedications for public use, health and safety purposes.

Acreage, Net

The portion of a site that can actually be built upon, which is the land area remaining after dedication of ultimate rights-of-way and utility easements for:

- ◆ Exterior boundary streets.
- ◆ Flood ways.
- ◆ Public parks and other open space developed to meet minimum standards required by County ordinance.

Action

An action is a program, implementation measure, procedure, or technique intended to help achieve a specified goal. (see “Goal”)

Adverse Impact

A negative consequence for the physical, social, or economic environment resulting from an action or project.

Archaeological Resource

Material evidence of past human activity found below the surface of ground or water, portions of which may be visible above the surface.

Area of Origin Water Rights

The existing water right priority system that provides the authority for water management decisions to be made locally.

Arterials

Major thoroughfares that carry large volumes of traffic at relatively high speeds. Arterials are designed to facilitate two or more lanes of moving vehicles in each direction and rarely contain on-street parking.

Base Flood (100-year flood)

In any given year, a flood that has a 1 percent likelihood of occurring, and is recognized as a standard for acceptable risk.

Bicycle Lane (Class II facility)

A corridor expressly reserved for bicycles, existing on a street or roadway in addition to lanes for use by motorized vehicles.

Bicycle Path (Class I facility)

A paved route, not on a street or roadway, expressly reserved for bicycles traversing an otherwise unpaved area. Bicycle paths may be parallel to roads but are typically separated from them by landscaping.

Bicycle Route (Class III facility)

A roadway shared with motorists and identified only by signs, a bicycle route has no pavement markings or lane stripes.

Bikeways

A term that encompasses “bicycle lanes,” “bicycle paths,” and “bicycle routes.”

Buffer

An area established between potentially conflicting land uses, such as agricultural and non-agricultural uses, which, depending on the potential impact, may utilize landscaping or structural barriers such as setbacks or roads.

Buildout

Development of land to its full potential, or theoretical capacity, as permitted under current or proposed planning or zoning designations.

California Environmental Quality Act (CEQA)

Legislation and corresponding procedural components established in 1970 by the State of California to require environmental review for projects anticipated to result in adverse impacts to the environment.

Capital Improvements Program

A program that schedules permanent improvements, usually for a minimum of five years in the future, that fits the projected fiscal capability of the local jurisdiction. The program generally is reviewed on an annual basis for conformance to and consistency with the General Plan.

Carrying Capacity

Used in determining the potential of an area to absorb development: (1) The level of land use, human activity, or development for a specific area that can be permanently accommodated without an irreversible change in the quality of air, water, land, or plant and animal habitats. (2) The upper limits of development beyond which the quality of human life, health, welfare, safety, or community character within an area will be impaired. (3) The maximum level of development allowable under current zoning. (See “Build-out”)

Collectors

Collectors are roadways that connect local streets to “arterials,” usually provide two travel lanes for automobiles, and may also have bicycle lanes.

Community Noise Equivalent Level (CNEL)

A 24-hour energy equivalent level derived from a variety of single-noise events, with weighting factors of 5 and 10 dBA applied to the evening (7 PM to 10 PM) and nighttime (10 PM to 7 AM) periods, respectively, to allow for the greater sensitivity to noise during these hours.

Community Supported Agriculture

Community Supported Agriculture consists of a community of individuals who pledge support to a farm operation so that the farmland becomes, either legally or cooperatively, the community's farm, with the growers and consumers providing mutual support and sharing the risks and benefits of food production. Typically, members or “share-holders” of the farm or garden pledge in advance to cover the anticipated costs of the farm operation and farmer's salary.

Compatible

Capable of existing together without conflict or ill effects.

Complete Streets

Complete Streets require all road construction and improvement projects to evaluating how the right-of-way serves all who use it including pedestrians, bicyclists and transit users.

Conditional Use Permit

The discretionary and conditional review of an activity or function or operation on a site or in a building or facility.

Conservation

The management and use of natural resources in a sustainable manner.

Conserve

To use natural resources sustainably.

Corridor

Linear areas located along arterial roadways, typically one to two lots deep on either side of the road. They contain a mix of retail, office and residential uses.

Cul-de-sac

A short street or alley with only a single means of ingress and egress at one end and with a turnaround at its other end.

Cultural Resources

Includes historic, archaeological and paleontological resources, as well as human remains.

Cumulative Impact

As used in CEQA, the total environmental impact resulting from the accumulated impacts of individual projects or programs over time.

Decibel (dB)

A unit used to express the relative intensity of a sound as it is heard by the human ear. The lowest volume a normal ear can detect under laboratory conditions is 0 dB, the threshold of human hearing. Since the decibel scale is logarithmic, 10 decibels

are ten times more intense and 20 decibels are a hundred times more intense than 1 db.

dB

The “A-weighted” scale for measuring sound in decibels, which weighs or reduces the effects of low and high frequencies in order to simulate human hearing. Every increase of 10 dB doubles the perceived loudness even though the noise is actually ten times more intense.

Dedication

The turning over by an owner or developer of private land for public use, and the acceptance of land for such use by the governmental agency having jurisdiction over the public function for which it will be used. Dedications for roads, parks, school sites, or other public uses are often required by a City or County as conditions for approval of a development. (See “in-lieu fee”)

Density

The amount of development or people per unit of area or property. (See also “Density, residential” and “Floor Area Ratio”)

Density, Residential (du/acre)

The number of permanent residential dwelling units (du) per acre of land. Densities specified in the General Plan are expressed in dwelling units per net acreage (du/acre), minus any land dedications, and not per gross acre. (See “Acres, Gross” and “Acres, Net”)

Development Review; Design Review

The comprehensive evaluation of a development and its impact on neighboring properties and the community as a whole, from the standpoint of site and landscape design, architecture, materials, colors, lighting and signs, in accordance with a set of adopted criteria and standards.

Development

The physical extension and/or construction of non-farm land uses. Development activities include: subdivision of land; construction or alteration of structures, roads, utilities and other facilities; installation of septic systems; grading; deposit of refuse, debris or fill materials; and clearing of natural vegetative cover (with the exception of

agricultural activities). The construction of a single-family home on an existing lot, and routine repair and maintenance activities, are exempted.

Disabled

Persons determined to have a physical impairment or mental disorder, which is expected to be of long, continued or indefinite duration and is of such a nature that the person's ability to live independently could be improved by more suitable housing conditions.

Duplex

A free-standing house divided into two separate living units or residences, usually having separate entrances.

Dwelling Unit (du)

The place of customary abode of a person or household, which is either considered to be real property under State law or cannot be easily moved.

Ecosystem

An interacting system formed by a biotic community and its physical environment.

Environmental Impact Report (EIR)

A report required pursuant to the California Environmental Quality Act (CEQA) that assesses all the environmental characteristics of an area, determines what effects or impacts will result if the area is altered or disturbed by a proposed action, and identifies alternatives or other measures to avoid or reduce those impacts. (See "California Environmental Quality Act")

Fault

A fracture in the earth's crust that forms a boundary between rock masses that have shifted.

Flood, 100-year

In any given year, a flood that has a 1 percent likelihood of occurring, and is recognized as a standard for acceptable risk.

Floodplain

The relatively level land area on either side of the banks of a stream regularly subject to flooding.

Floodplain, 200-year

Areas that have a 1-in-200 chance of flooding in any given year using criteria consistent with, or developed by, the Department of Water Resources. As used in the Health and Safety Element, the term shall be ascribed to all areas labeled as such on Figure HS-2.

Floodway

The part of the floodplain capable of conveying the 100-year flood with no more than a one-foot rise in water. The floodway includes the river channel itself and adjacent land areas.

Floor Area Ratio (FAR)

The size of a building in square feet (gross floor area) divided by gross land area, expressed as a decimal number. For example, a 60,000-square-foot building on a 120,000-square-foot parcel would have a floor area ratio of 0.50. The FAR is used in calculating the building intensity of non-residential development.

General Plan

A compendium of County policies regarding its long-term development, in the form of maps and accompanying text. The General Plan is a legal document required of each local agency by the State of California Government Code Section 65301 and adopted by the Board of Supervisors. In California, the General Plan has seven mandatory elements (Circulation, Conservation, Housing, Land Use, Noise, Open Space and Public Safety) and may include any number of optional elements the jurisdiction deems important.

Goal

A description of the general desired results to create through the implementation of the General Plan. Goals are included in each element of the Plan and may include the key physical or community characteristics that residents wish to maintain or develop.

Graywater

The less contaminated portion of domestic wastewater, including wash water from clothes washers and laundry tubs.

Groundwater

Water that exists beneath the earth's surface, typically found between saturated soils and rock, and is used to supply wells and springs.

Growth Management

The use by a community of a wide range of techniques in combination to determine the amount, type and rate of development desired by the community and to channel that growth into designated areas. Growth management policies can be implemented through building permit caps, public facilities/infrastructure ordinances, urban limit lines, standards for levels of service, phasing and other programs.

Habitat

The physical location or type of environment in which an organism or biological population lives or occurs.

Household

All persons occupying a single dwelling unit.

Impact Fee

A fee charged to a developer by a jurisdiction according to the proposed development project, typically by number of units, square footage or acreage. The fee is often used to offset costs incurred by the municipality for services and infrastructure such as schools, roads, police and fire services, and parks.

Impervious Surface

Surface through which water cannot penetrate, such as a roof, road, sidewalk, or paved parking lot. The amount of impervious surface increases with development and establishes the need for drainage facilities to carry the increased runoff.

Implementation

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

Infill Development

Development that occurs on vacant or underutilized land within areas that area already largely developed.

In-Lieu Fee

Cash payments that may be required of an owner or developer as a substitute for a dedication of land for public use, usually calculated in dollars per lot, and referred to as in-lieu fees or in-lieu contributions. (See “dedication”)

Land Use

The occupation or utilization of an area of land for any human activity or any purpose.

Land Use Designation

One particular category in a classification series of appropriate use of properties established by the General Plan Land Use Element.

Leadership in Energy and Environmental Design (LEED)

A voluntary, consensus-based national standard for developing and rating high-performance, sustainable “green” buildings. LEED provides a complete framework for assessing building performance and meeting sustainability goals, such as water savings, energy efficiency, materials selection and indoor environmental quality. LEED standards are currently available or under development for: new commercial construction and major renovation projects, existing building operations, commercial interiors projects, core and shell projects, and homes.

 L_{eq} , Equivalent Sound Level

The average of sound energy occurring over a specified period. The L_{eq} is equivalent to the same average acoustical energy as the time-varying sound that actually occurs during a specified period.

Level of Service (Traffic)

A scale that measures the amount of traffic that a roadway or intersection can accommodate, based on such factors as maneuverability, driver dissatisfaction and delay.

Level of Service A

A relatively free flow of traffic, with little or no limitation on vehicle movement or speed.

Level of Service B

Describes a steady flow of traffic, with only slight delays in vehicle movement and speed. All queues clear in a single signal cycle.

Level of Service C

Denotes a reasonably steady, high-volume flow of traffic, with some limitations on movement and speed, and occasional backups on critical approaches.

Level of Service D

Designates the level where traffic nears an unstable flow. Intersections still function, but short queues develop and cars may have to wait through one signal cycle during short peaks.

Level of Service E

Represents traffic characterized by slow movement and frequent (although momentary) stoppages. This type of congestion is considered severe, but is not uncommon at peak traffic hours, with frequent stopping, long-standing queues and blocked intersections.

Level of Service F

Describes unsatisfactory stop-and-go traffic characterized by “traffic jams” and stoppages of long duration. Vehicles at signalized intersections usually have to wait through one or more signal changes, and “upstream” intersections may be blocked by the long queues.

Local Agency Formation Commission (LAFCO)

A five- or seven-member commission within each county that reviews and evaluates all proposals for formation of special districts, incorporation of cities, annexation to special districts or cities, consolidation of districts and merger of districts with cities. Each county’s LAFCO is empowered to approve, disapprove, or conditionally approve such proposals.

Low Impact Development (LID)

Development that promotes stormwater management in a way that minimizes run-off close to its source, ranging from the level of the site to the watershed. Under LID practices, run-off is retained or reused on-site rather than draining to waterbodies or evaporating. Methods include rain gardens, vegetated rooftops and permeable pavement.

Military Operations Areas (MOAs)

A three-dimensional airspace designated for military training and transport activities that have a defined floor (minimum altitude) and ceiling (maximum altitude). MOA boundaries and minimum altitudes are identified in Figure LU-5. Uses within MOAs shall be reviewed for hazards to aircraft within MOAs, including:

- ◆ Uses that release into the air any substance that would impair pilot visibility, such as steam, dust and smoke.
- ◆ Uses that produce light emissions, glare or distracting lights that could interfere with pilot vision or be mistaken for airfield lighting.
- ◆ Uses that physically obstruct any portion of the MOAs due to relative height above ground level.

Mixed Use

Any mixture of land uses, including mixtures of residences with commercial, offices with retail, or visitor accommodation with offices and retail. As distinguished from a single-use land use designation or zone, mixed use refers to an authorized variety of uses for buildings and structures in a particular area.

Mobile Home

A structure, transportable in one or more sections, built on a permanent chassis and designed for use as a single-family dwelling unit and which: (1) has a minimum of 400 square feet of living space; (2) has a minimum width in excess of 102 inches; (3) is connected to all available permanent utilities; and (4) is tied down (a) to a permanent foundation on a lot either owned or leased by the homeowner or (b) is set on piers, with wheels removed and skirted, in a mobile home park.

Mobile Home Park

A parcel of land under one ownership that has been planned and improved for the placement of two or more mobile homes for rental purposes for nontransient use.

Municipality

An incorporated city or town.

Neighborhood

Relatively large residential areas that have some common characteristics, such as a common history, common physical characteristics (such as architectural style), a common meeting place or more intangible characteristics (such as a psychological sense of cohesion), or clear physical boundaries (such as waterways or major roads).

Noise Contour

A line connecting points of equal noise level as measured on the same scale. Noise levels greater than the 60 L_{dn} contour (measured in dBA) require noise attenuation in residential development.

Non-Conforming Use

A use that was valid when brought into existence, but no longer permitted by later regulation. “Non-conforming use” is a generic term and includes: (1) non-conforming structures (because their size, type of construction, location on land, or proximity to other structures is no longer permitted); (2) non-conforming use of a conforming building; (3) non-conforming use of a non-conforming building; and (4) non-conforming use of land. Any use lawfully existing on any piece of property that is inconsistent with a new or amended General Plan, and that in turn is a violation of a zoning ordinance amendment subsequently adopted in conformance with the General Plan, will be a non-conforming use. Typically, non-conforming uses are permitted to continue, subject to certain restrictions.

Overlay

A land use designation on the Land Use Map, or a zoning designation on a zoning map, that modifies the basic underlying designation or designations in some specific manner.

Pavely Clean Car Standards

Assembly Bill 1493 grants the State of California the authority to implement greenhouse gas emission reduction standards for new passenger cars, pickup trucks

and sport utility vehicles, beginning with 2009 models. The Pavely clean car standards are expected to reduce 30 percent of greenhouse gas emissions from California vehicles by 2016.

Parcel

A lot, or contiguous group of lots, in single ownership or under single control, usually considered a unit for purposes of development.

Planned Unit Development (PUD)

A description of a proposed unified development, consisting at a minimum of a map and adopted ordinance setting forth the governing regulations, and the location and phasing of all proposed uses and improvements to be included in the development.

Policy

A specific statement of principle or of guiding actions that implies clear commitment but is not mandatory. A general direction that a governmental agency sets to follow, in order to meet its goals before undertaking an implementing action or program. (See “Action”)

Riparian

A habitat and vegetation zone which is associated with the banks and floodplains of a river, stream, or lake. Riparian trees and shrubs are typically phreatophytes, plants whose root systems are in constant contact with groundwater.

Rural Arterials

Rural arterial roadways generally provide for substantial intra-regional travel. These facilities are often regional highways or freeways that link urban centers and significant population centers.

Rural Collectors

Rural collector roadways serve travel that is primarily intra-county rather than of regional or statewide importance. Travel distances on these roads are usually shorter than on arterial roadways.

Rural Local Roads

Rural local roadways primarily provide access to adjacent land and travel over relatively short distances.

Safe Routes to Schools

Pedestrian and bicycling routes that provide safe access to and from schools.

Seniors

Persons 65 years of age or older.

Sensitive Receptors

Uses sensitive to noise such as residential areas, hospitals, convalescent homes and facilities and schools.

Slow Street

Slow streets are alternative routes to fast roadways that utilize traffic calming signs and physical barriers to slow down traffic.

Specific Plan

Under Article 8 of the Government Code (Section 65450 et seq), a legal tool for detailed design and implementation of a defined portion of the area covered by a General Plan. A specific plan may include all detailed regulations, conditions, programs and/or proposed legislation which may be necessary or convenient for the systematic implementation of any General Plan element(s). (See also “Planned Unit Development”)

Sphere of Influence (SOI)

The probably physical boundaries and service area of the city, as determined by the Local Agency Formation Commission (LAFCO) of the county.

Sustainable

Describes practices that meet the needs of the present without compromising the ability of future generations to meet their own needs.¹

Townhouse/Townhome

A series of residences, often two to three stories in height, that are connected side by side in a row with each having a separate street-level entrance.

¹ World Commission on Environment and Development, 1987, *Our Common Future, Report of the World Commission on Environment and Development*, Oxford University Press.

Traffic Calming

Measures designed to reduce motor vehicle speeds and to encourage pedestrian use, including:

narrow streets	parking bays
tight turning radii	textured paving at intersections
sidewalk bulbouts	parkways between sidewalks and streets

Triplex

A free-standing house divided into three separate living units or residences, usually having separate entrances.

Unincorporated Area

Encompasses properties that are located outside of municipalities. Development in the unincorporated area is subject to County jurisdiction.

Urban

An area that is developed with dense residential uses and/or intense non-residential uses. Typically, urban areas are served by sewer and water infrastructure.

Urban Area

A developed area in which there are 10,000 residents or more.

Urban Arterials

Urban arterial roadways are fed by local and collector roads and provide intra-city circulation and connection to regional roadways. They can be further divided into major and minor facilities. Although their primary purpose is to move traffic, arterial roadways often provide access to adjacent properties, especially in commercial areas.

Urban Collectors

Urban collector roadways are intended to collect traffic from local roadways and carry it to roads higher in the hierarchy of classification. Collector roads also serve adjacent properties.

Urban and Local Roads

Urban and local roadways are intended to serve adjacent properties only. They are intended to carry very little, if any, through traffic and generally have low volumes. They are normally discontinuous in alignment to discourage through traffic, although

many cities and communities in Butte County are laid out in a grid system, which provides for greater connectivity and dispersion.

Urban and Rural Expressways

Expressways are high-speed facilities with limited access from adjacent development. Expressways provide relatively high-speed connections, but with limited access compared to a conventional highway.

Urban and Rural Freeways

Freeways are intended to serve inter-regional travel. They provide no access to adjacent properties, but rather are fed traffic from collector and arterial roadways by access ramps at interchanges. Freeways provide connections to other regional highways and are capable of carrying heavy traffic volumes.

Urban and Rural Highways

Urban and rural highways are used as primary connections between major traffic generators or as primary links in State and national highway networks. Such routes often have sections of many miles through rural environments without traffic control interruptions.

Urban Growth Boundary

A boundary line that limits development beyond the urban growth boundary.

Urbanizing Area

A developed area or an area outside a developed area that is planned or anticipated to have 10,000 residents or more within the next 10 years.

Urban Level of Flood Protection

The level of protection that is necessary to withstand flooding that has a 1-in-200 chance of occurring in any given year using criteria consistent with or developed by the Department of Water Resources. Urban level of flood protection shall not mean shallow flooding (less than 3 feet) or flooding from local drainage that meets the criteria of the national FEMA standard of flood protection, and the ULOP shall only apply in urban or urbanizing areas as defined by Government Code Section 65007.

Use

The purpose for which a lot or structure is or may be leased, occupied, maintained, arranged, designed, intended, constructed, erected, moved, altered and/or enlarged

in accordance with the County zoning ordinance and General Plan land use designations.

Utility Corridor

Rights-of-way or easements for utility lines on either publicly or privately owned property.

Wastewater

Water that has already been used for washing, flushing, or in a manufacturing process, and therefore contains waste products such as sewage or chemical by-products.

Wetland

An area that is inundated or saturated by surface water or groundwater at a frequency and duration sufficient to support a prevalence of vegetation typically adapted for life in saturated soil conditions, commonly known as hydrophytic vegetation.

Xeriscape

Landscaping with an emphasis on water conservation and efficiency.

Zoning

The division of a County by ordinance or other legislative regulation into districts or zones, which specify allowable uses for real property and size restrictions for buildings constructed in these areas; a program that implements the land use policies of the General Plan.