



Tidewater Crossing

Master Development Plan

MDP 2-05

City of Stockton
September 2008

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Glossary of Terms¹

Assessment District

A financing district that requires property owners to pay based on the benefit each property receives from the construction of public infrastructure.

Berm

A raised path or mound of earth.

Capital Improvement

The building of infrastructure or public works projects.

California Environmental Quality Act

(CEQA) A state law that (1) defines state environmental goals and the responsibilities of local governments to assist in achieving those goals; and (2) sets forth the requirements for the environmental analysis of proposed public and private projects, including the preparation and/or review of environmental impact reports or issuance of exemptions and negative declarations.

Community Facilities District

(CFD) Districts created by cities, counties, and school districts under the Mello-Roos law to finance the construction of needed community infrastructure. The CFD is empowered to levy additional property taxes on land located inside the district, thus creating a dependable revenue stream that can be used in issuing bonds to pay for the new infrastructure.

Council of Governments

(COG) An association of cities and counties that often acts as a regional planning agency with some power under state and federal law.

Design Review

The process by which a decision-making body considers a project's consistency with the design standards and guidelines established for new development.

Development Agreement

A contract between a city or county and a developer, which may specify conditions, terms, restrictions, and regulations pertaining to all aspects of a development.

1 Definitions excerpted from William Fulton's *Guide to California Planning* (1999).

Environmental Impact Report

A detailed informational document prepared by the public agency responsible for carrying out a project as part of the CEQA process that describes and analyzes a project's significant environmental effects and discusses ways to mitigate or avoid those effects.

Existing General Plan (AKA 1990 General Plan)

The adopted General Plan for the city of Stockton, which provides land use and transportation policy.

Floor-Area Ratio

A formula set by local ordinance that establishes the maximum permitted building volume as a multiple of the area of the lot.

General Plan Amendment

A change or addition to a community's General Plan.

Local Agency Formation Commission

(LAFCO) A county commission 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 these proposals.

Master Development Plan

A special set of development standards that apply to a particular geographic area.

Mello-Roos Bond

A bond issued pursuant to the establishment of a community facilities district created for a new development.

Mitigation

Actions or project design features that reduce environmental impacts by avoiding adverse effects, minimizing adverse effects, or compensating for adverse effects.

Site Planning

The physical layout of building and landscape design.

Sphere of Influence

The probable ultimate physical boundaries and service area of a city as determined by the local agency formation commission (LAFCO) of each county.

Urban Service Area

An area in which the city has prepared and adopted infrastructure master plans, and an area in which the City intends to direct future growth during and beyond the time horizon of its General Plan.

List of Abbreviations

ACE	Army Corps of Engineers
ADT	Average Daily Traffic
APN	Assessor's Parcel Number
BMP	Best Management Practices
Cal Water	California Water Services Company
Caltrans	California Department of Transportation
CEQA	California Environmental Quality Act
City	City of Stockton
County	County of San Joaquin
dB	Decibel
EIR	Environmental Impact Report
FAR	Floor-Area Ratio
FEMA	Federal Emergency Management Agency
FGA	Future Growth Area
HDR	High-Density Residential
LAFCO	Local Agency Formation Commission
LDR	Low-Density Residential
LOS	Level of Service
LSA	LSA Associates, Inc.
MUSD	Manteca Unified School District
MDP	Master Development Plan
MDR	Medium-Density Residential
MGD	Millions of Gallons per Day
MUD	Municipal Utilities District
NPDES	National Pollutant Discharge Elimination System
PACE	Pacific Advanced Civil Engineering, Inc.
PD	Planned Development
PG&E	Pacific Gas & Electric
RE	Residential Estates
ROW	Right(s)-of-Way
RWCQB	Regional Water Quality Control Board
SEWD	Stockton East Water District
SJCOG	San Joaquin County Council of Governments
SJRTD	San Joaquin Regional Transit District
SMC	Stockton Municipal Code
Sq.Ft.	Square Feet
SR	State Route
UPRR	Union Pacific Railroad