

## 10 GLOSSARY

**Action Program** – The set of steps needed to carry out a “Strategy,” including “WHO will take the lead,” “WHAT needs to be done,” “WHEN will actions take place,” “HOW MUCH will it cost,” and “Intended Outcome.”

**Aquifer Sector Area (ASEA)** – A large region with hydrogeological similarities. “Sectors reflect broad hydrogeological similarities yet maintain traditional hydrographic, topographic and historical boundaries where possible. An ASEA usually consists of one or more Aquifer System Areas.

**Aquifer System Area (ASYA)** – An area within an ASEA showing ground water hydraulic continuity.

**Cluster Development** – Development in which the lots are clustered on a portion of a site so that significant environmental/historical/cultural resources may be preserved or recreational amenities provided. While smaller lot sizes are permitted in a cluster subdivision to preserve open space, the overall density cannot exceed that which is permitted in the zoning district if the site were developed as a conventional subdivision.

**Complete Street** – A street that is designed and operated to enable safe access for all users including pedestrians, bicyclists, motorists, and bus riders.

**Concurrency** – An infrastructure finance and growth management policy implemented by local government that is designed to match public facilities and levels of public services (such as streets or recreational facilities) with proportionate levels of private development. When implemented, a concurrency policy withholds land development approval unless selected facilities and services exist in accordance with locally adopted level of service standards by the time the impacts of the land development on those facilities occur.

**Conservation Easement** - A restriction placed on a piece of property to protect its associated resources. The easement is either voluntarily donated or sold by the landowner and constitutes a legally binding agreement that limits certain types of uses or prevents development from taking place on the land in perpetuity while the land remains in private hands. In many instances, conservation easements protect land for future generations while allowing owners to retain many private property rights and to live on and use their land, at the same time potentially providing them with tax benefits.

**Easement** - A right to use another person's real estate for a specific purpose. A common type of easement is the right to travel over another person's land, known as a right of way. In addition, property owners commonly grant easements for the placement of utility poles, utility trenches, water lines or sewer lines.

**Environmental Assessment (EA)** – An informational document prepared in compliance with Chapter 343, Hawai'i Revised Statutes, and which discloses the environmental effects of a proposed action, effects of a proposed action on the economic and social welfare of the community and state, effects of the economic activities arising out of the proposed action, measures proposed to minimize adverse effects, and alternatives to the action and their environmental effects. An EA is usually prepared for proposed actions that are assumed to have no significant impact on the surrounding environment. If it is determined that a project will have a significant impact, then an EIS will be required for the project.

**Environmental Impact Statement (EIS)** – Similar to an EA, except that an EIS is prepared for projects that are highly likely to have significant impacts on the surrounding environment. An EIS is much

more detailed and thorough than an EA and usually takes a substantially longer time to prepare than an EA.

**Farm Dwelling** – A single-family dwelling located on or used in connection with a farm, or if the agricultural activity provides income to the family occupying the dwelling.

**Firebreak** – Areas that are cleared of all vegetation, down to the dirt. Firebreaks are usually cleared by bulldozers and usually require substantial approvals or permits.

**Fuelbreak** – Areas where vegetation is reduced, but not completely eliminated. Fuelbreaks may also contain vegetation that does not easily carry fire. Fuelbreaks do not usually require substantial approvals or permits.

**Green Building** – The design, construction, and operation of buildings in an environmentally friendly way.

**Injection Well** - A well constructed for the purpose of injecting treated water, often wastewater, directly into the ground.

**Leadership in Energy and Environmental Design (LEED)** – A rating system designed to encourage Green Building. The rating system was designed by the United States Green Building Council. The LEED rating system awards points to projects based on how the project incorporate green building principles into its design and construction.

**Leech field** - A method used to treat/dispose of sewage in rural areas not accessible to a municipal sewer system. Sewage is permitted to be filtered and eventually discharged into a section of the lot called a leech field

**Lot** – A building site or a parcel of land shown as a unit on an approved subdivision map, or a survey map.

**Land Use Pattern Allocation Guide (LUPAG)** – The County of Hawai'i General Plan LUPAG map indicates the General location of various existing and future land uses in relation to each other.

**Non-potable water** - Water that is unsafe or unpalatable to drink because it contains pollutants, contaminants, minerals, or infective agents

**Ordinance** – Law enacted by a municipal body, such as a city or county council. Ordinances govern matters not already covered by State or Federal laws.

**Ohana Dwelling** – A second dwelling unit permitted to be built as a separate or an attached unit on a building site, but does not include a guest house or a farm dwelling.

**Plan** - A coordinated set of actions, which may not work unless implemented in a fairly comprehensive way.

**Planned Unit Development (PUD)** - A zoning classification that allows flexibility in the design of a subdivision. PUDs include individually owned units as well as some common space that is jointly owned usually by a community association of which all owners inside of the PUD area are members.

**Policies** – A specific statement that guides decision-making. It is based on and helps to implement a plan's vision and values. In this document, policies are referred to as either "General Policies" or "Sub-Policies."

**Potable water** - Water of a quality that is suitable for drinking.

**Program** - A set of actions that can be implemented individually, any of one which would make a positive contribution to the achievement of a policy.

**Purchase of Development Rights** – A program where a landowner voluntarily sells his/her rights to develop a parcel of land to a public agency or qualified conservation organization. The landowner retains all other ownership rights attached to the land, and a conservation easement is placed on the land and recorded on the title. The buyer (often a local unit of government or land trust) essentially purchases the right to develop the land and extinguishes that right permanently, thereby assuring that development will not occur on that particular property. In placing such an easement on their farm and/or forest land, participating landowners often take the proceeds from sale of the development rights to invest in their farming operations or retire from the business, and may allow another farmer to purchase the land at lower rates (i.e. rates devoid of development rights).

**Reclaimed Wastewater** - Wastewater that becomes suitable for a specific beneficial use as a result of treatment.

**Run-off** – That part of rain, snow or irrigation water that runs off the land into streams or other surface water. It can carry pollutants from the air and land such as soil and sediments into receiving waters such as streams, rivers, lakes, or the ocean.

**Special Management Area** – The land extending inland from the shoreline as delineated on the maps filed with the County Planning Commission as of June 8, 1977 or as amended pursuant to State of Hawai'i Revised Statutes 205A-23.

**Strategies** – Specific ways for policies to be reached. The strategies then need a sequence of action steps to be carried out.

**Subdivision** – The division of a tract of land into defined lots, either improved or unimproved, which can be separately conveyed by sale or lease, and which can be altered or developed.

**Sustainable Yield** – Forced withdrawal rate of ground water that could be sustained indefinitely from an aquifer without affecting either the quality of the pumped water or the volume rate of pumping. The sustainable yield is meant to be a guide for planning.

**Timeshare** – A term used to describe a method of use and/or shared ownership of vacation real estate where purchasers acquire a period of time (often one week) in a condominium, apartment or other type of vacation accommodation.

**Transfer of Development Rights** – The conveyance of the rights to develop from one property to another, typically involving the relocation of development from an area undesirable for development (e.g., environmentally sensitive areas) to an area suited for development.

**Watershed** – An area of land that contributes runoff to one specific delivery point; large watersheds may be composed of several smaller "sub-sheds", each of which contributes runoff to different locations that ultimately combine at a common delivery point.

**Vision Statement** – A statement that describes a community's ideal conditions for its future.

**Zoning** - The division of a municipality, town or city by legislative act into districts where construction is limited to a prescribed type of building, with specific structural and architectural design and where only certain uses of the land are permitted.

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