

10 GLOSSARY

°F. Degrees Fahrenheit.

100-Year (or Base) Flood. A flood event that statistically has a 1 out of 100 (or one percent) chance of being equaled or exceeded on a specific watercourse in any given year. A flood event of this magnitude is often used to determine if flood insurance is either advisable or required on a property.

200-Year Flood. A flood event that statistically has a 1 out of 200 (or 0.5 percent) chance of being equaled or exceeded on a specific watercourse in any given year.

Accessory Antenna. An antenna designed and intended for the exclusive use of the occupants of the property on which the antenna is located and that is incidental and customary to the primary permitted use on the property. An accessory antenna includes an amateur radio antenna, a common skeletal antenna, and a satellite receive-only antenna. An accessory antenna is an accessory structure subject to chapter 17.600. An accessory antenna is not an antenna that is subject to article III of chapter 17.228, Antennas and Telecommunication Facilities.

Accessory Structure. A detached or attached structure, the use of which is appropriate, subordinate, and customarily incidental to that of the primary building or structure on, or the primary use of, the lot. Accessory structure includes a detached building, deck, gazebo, attached covered patio, garage, trellis, solar panel, and swimming pool.

Acres, Gross. The entire acreage of a site. Most communities calculate gross acreage to the centerline of proposed bounding streets and to the edge of the right-of-way of existing or dedicated streets.

Acres, Net. The portion of a site that can actually be built upon. The following generally are not included in the net acreage of a site: public or private road rights-of-way, public open space, and flood ways.

Active Fault. As defined by the California Division of Mines and Geology, a fault that has shown displace within Holocene time (last 11,000 years). For planning purposes, such faults can be expected to move within the next hundred years.

Active Recreation. A mix of recreation uses that involve some form of built infrastructure or constructed facilities, such as athletic fields, concession stands, golf courses, tennis or basketball courts, baseball fields, children's playgrounds, dog parks, or paved bike paths. (Mintier Harnish)

ADA. Americans with Disabilities Act.

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

Aggravated Assault. An unlawful attack by one person upon another for the purpose of inflicting severe or aggravated bodily injury.

Agriculture. Use of land for the tilling of soil, the raising of crops, horticulture, silviculture, viticulture, aviculture, aquaculture, apiculture, livestock grazing, the raising of small animals and poultry, domestic livestock farming, dairying, and animal husbandry..

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Air Pollution. Concentrations of substances found in the atmosphere that exceed naturally occurring quantities and are undesirable or harmful in some way.

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Airport. An area licensed by the federal government or an appropriate state agency and approved for the loading, landing, and take-off of airplanes and including auxiliary facilities, such as parking, waiting room, fueling, and maintenance.

Alluvial deposit. Alluvium, clay, silt, sand, gravel, or cobble deposited by rivers and streams over long periods of time.

Alluvial. Pertaining to or composed of alluvium, or deposited by a stream or running water.

Alluvium. A general term for clay, silt, sand, gravel or similar unconsolidated detrital material deposited during comparatively recent geologic time by a stream or other body of running water as a sort or semi-sorted sediment in the bed of the stream or on its flood plain or delta, or as a cone or fan at the base of the mountain.

Annex, v. To incorporate a land area into an existing district or municipality, with a resulting change in the boundaries of the annexing jurisdiction.

Antenna. Any system of wires, poles, rods, reflecting discs, or similar devices used for the transmission, reception, or both, of electromagnetic waves, when such system is either ground mounted to or attached to the exterior of a structure, including those utilized by cellular utilities. “Antenna” does not include “accessory antenna.”

Aquifer system. Regional set of interbedded geologic formations within a groundwater basin.

Aquifer. Geologic formation that is water bearing and permeable and yields economically significant amounts of water to wells or springs.

Archaeology. The study of historic or prehistoric people and their cultures by analysis of their artifacts, inscriptions, monuments, and other remains.

Arson. The unlawful intentional burning of any structure or object resulting in damage or destruction of property.

Auto – sales, storage, rental. An establishment primarily engaged in the sale, long term storage, or rental or leasing of automobiles, light trucks, vans, trailers, and recreational vehicles subject to registration with the California Department of Motor Vehicles. Regulation of this use varies, depending on the distance from a light rail station. Sales of heavy trucks and tractors are included within the category of “tractor or heavy truck sales, storage, rental.”

Automatic Aid. The process whereby the closest piece of emergency apparatus is dispatched to a call for assistance, regardless of jurisdiction.

A-Weighted Sound Level. A-weighted sound level (dBA) is the frequency-response adjustment of a sound level meter that conditions the output signal to approximate human hearing response.

BART. San Francisco Bay Area Rapid Transit District.

Base Flood Elevation. The elevation shown on the Flood Insurance Rate Map for Zones AE, AH, A1-A30, AR, AR/A, AR/AE, AR/A1-A30, AR/AH, AR/AO, V1-V30, and VE that indicates the water surface elevation resulting from a flood that has a one percent chance of equaling or exceeding that level in any given year.

Base Flood. A flood having a one percent chance of being equaled or exceeded in any given year.

Bicycle Parking Facility. A long-term bicycle parking facility means: (a) a bicycle locker comprised of an enclosed box or compartment with a locking door, where a bicyclist has access to a single bicycle storage compartment; or (b) a short-term bicycle parking facility that is located in an area completely enclosed and covered and to which entry is secured by a locking door. A short-term bicycle parking facility means a stationary rack designed to support a bicycle upright in at least two places to prevent it from tipping over. The design of the rack shall allow the user to lock the frame and one or more wheels to the rack using a user-supplied U-lock. A bicycle rack design that solely supports the bicycle by a wheel does not meet the requirements of a short-term bicycle parking facility.

Blueprint Project. An interactive community based transportation and land use study prepared by SACOG to help the greater Sacramento Region identify growth trends and develop solutions on how to grow, where to grow, how to manage travel and traffic circulation, and how growth will affect our environment.

BMP. Best management practice policy, rule, or regulation that results in greater efficiency or benefits.

Building, height. The vertical dimension measured from the average elevation of the finished lot grade at the front of the building to the plate line, where the roof meets the wall.

Building. Any structure having a roof supported by columns or walls. Mobilehomes and recreational vehicles with wheels are not buildings.

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Buildout; Build-out. Development of land to its full potential or theoretical capacity as permitted under current or proposed planning or zoning designations. (See "Carrying Capacity.")

Burglary. The unlawful entry of an inhabited structure to commit a felony or a theft.

California Register Resource. Any resource listed in the California Register, as it may be amended from time to time.

California Register. The California Register of Historical Resources as defined in California Public Resources Code Section 5020.1 as it may be amended from time to time.

Caltrans. The State of California's Department of Transportation.

Capital Project. A specific undertaking involving procurement, construction or installation or facilities or related equipment which improves, preserves, enhances or modernizes the City's provision of municipal services, has a useful life of at least five years and which costs in excess of \$10,000.

CBD. The traditional business core of the community, often characterized by a high concentration of business activity relative to residential uses.

CCJPA. Capitol Corridor Joint Powers Authority.

Cellular Telephone. A mobile telephone operated through a cellular radio network.

Census. The official decennial enumeration of the population conducted by the federal government.

Central Business District (CBD). The major commercial downtown center of a community. General guidelines for delineating a downtown area are defined by the U.S. Census of Retail Trade, with specific boundaries being set by the local municipality.

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Central City. That area of the City of Sacramento lying between the American River on the north, Broadway on the south, the Sacramento River on the west, and Alhambra Boulevard on the east. The properties fronting upon the eastern side of Alhambra and the southern side of Broadway are within the central city.

CEQA. California Environmental Quality Act.

Certificated School Employee. A certificated school employee is an employee of a school district who is in a position requiring a teaching certificate from the State Department of Education. Classified school employees include teachers, student services personnel, principals, assistant principals, program directors, and coordinators.

CFS. The measuring unit of cubic feet per second (cfs), which is used to quantify the amount of flow in a wash. A cubic foot is equivalent to 7.5 gallons of water. Thus, one cfs is 7.5 gallons of water passing by every second.

Channel. An open conveyance of surface stormwater having a bottom and sides in a linear configuration. Channels can be natural or man-made. Channels have levees or dikes along their sides to build up their depth. Constructed channels can be plain earth, landscaped, or lined with concrete, stone, or any other hard surface to resist erosion and scour.

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Charter School. A tax-supported school established by a charter between a granting body (i.e., school board) and an outside group (e.g., teachers and parents). Charter schools operate within the framework of California State law (Education Code §47605-47608) to create a charter that outlines the school's governing structure, mission, methods of assessment, student outcomes, and goals. Charter schools function as small independent school districts and accept students based on criteria established in the school charter.

CIP. Capital Improvement Program.

City Council. A city's legislative body. The popularly elected city council is responsible for enacting ordinances, imposing taxes, making appropriations, establishing policy, and hiring some city officials. The council adopts the local general plan, zoning, and subdivision ordinance.

City. City of Sacramento.

City. City with a capital "C" generally refers to the government or administration of a city. City with a lower case "c" may mean any city or may refer to the geographical area of a city (e.g., the city bikeway system).

Classified School Employee. A classified school employee is an employee of a school district who is in a position not requiring a teaching certificate from the State Department of Education. Classified school employees include employees in such positions as teaching assistants, teacher's aides, pupil services aides, library aides, school secretaries, custodians, bus drivers, and cafeteria workers. The numbers of classified staff members do not include preschool, adult education, or regional occupational center or program classified employees.

Combined Sewer Overflows (CSOs). Untreated or partially treated wastewater overflows from a wastewater system to surface waters. CSOs generally occur during wet weather. During periods of wet weather, these systems become overloaded, bypass treatment works, and discharge directly to receiving waters.

Combined Sewer System (CSS). A wastewater collection system which conveys sanitary wastewaters (domestic, commercial and industrial wastewaters) and stormwater through a single pipe to a publicly owned treatment works for treatment prior to discharge to surface waters. Residents who live in certain parts of Sacramento are provided drainage and sewage services through a Combined Sewer System.

Commercial. A land use classification that permits facilities for the buying and selling of commodities and services.

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Community Garden. An otherwise undeveloped lot divided into multiple plots for the growing and harvesting of fruits, vegetables, flowers, or herbs, primarily for the personal use of the growers, and that is established, operated, and maintained by a group of persons. A community garden does not include a garden or edible landscaping that is incidental to the primary use of the lot, including a garden or edible landscaping: (1) on a lot developed with one or more residences and devoted to the personal use of the occupants of the residences; or (2) on a lot developed with a nonresidential use. Regulation of this use varies, depending on the size of the garden.

Community Noise Equivalent Level. Community noise equivalent level (CNEL) is an L_{dn} with an additional 5 dBA “penalty” for the evening hours between 7:00 p.m. and 10:00 p.m.

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

Community Service Area. A geographic subarea of a city or county used for the planning and delivery of parks, recreation, and other human services based on an assessment of the service needs of the population in that subarea.

Compatible. Capable of existing together without conflict or ill effects.

Cone of Depression. A depression of the water table surface in the shape of an inverted cone. Localized cones of depression develop around a well or wells that are being pumped. Regional cones of depression occur from long-term pumping in a groundwater basin.

Confined Aquifer. Has a confining layer at the top, causing the groundwater to be under pressure.

Contaminant Plume. An elongated body of groundwater containing contaminants that originate and migrate from a source within subsurface soils, rocks, or unconsolidated deposits.

Contamination (Water). The addition to water of any substance or property preventing the use or reducing the usability of the water.

Cortese List. Hazardous sites identified under government code section 65962.5.

Council of Governments. There are 25 COGs in California made up of elected officials from member cities and counties. COGs are regional agencies concerned primarily with transportation planning and housing; they do not directly regulate land use.

County. County with a capital "C" generally refers to the government or administration of a county. County with a lower case "c" may mean any county or may refer to the geographical area of a county (e.g., the county road system).

Craftsman Bungalow Style. Housing style characterized by low-pitched gabled roof, shed or gabled dormers, multi-pane sash over large pane window, square column bases and porches, either full or partial-width.

CTP. California Transportation Plan.

Day-Night Noise Level. Day-night noise level (L_{dn}) is a 24-hour average L_{eq} with a 10 dBA “weighting” added to noise during the hours of 10:00 p.m. to 7:00 a.m. to account for noise sensitivity in the nighttime.

dBA. A-weighted decibels.

DCA. 1,2-dichloroethane

DCE. cis-1,2-dichloroethene.

Decibel. Decibel (dB) is the standard unit of sound, which is the logarithmic ratio of two like pressure quantities, with one pressure quantity being a reference sound pressure.

Decon. Decontamination Team.

Deep percolation. The percolation of surface water through the ground and beyond the lower limit of the root zone of plants into a groundwater basin or aquifer.

Delineation. Defining the physical boundaries of a stream, floodplain, jurisdictional wash, etc.

Density, Residential. The number of permanent residential dwelling units per acre of land. Densities specified in the General Plan may be expressed in units per gross acre or per net developable acre. (See "Acres, Gross," and "Developable Acres, Net").

Deposit. Something dropped or left behind by moving water, as sand or mud.

Design Guidelines. A set of guidelines regarding the architectural appearance of a building, structure, or other improvement that governs the alteration, construction, demolition, or relocation of the building, structure, or other improvement.

Developable Acres, Net. The portion of a site that can be used for density calculations. Some communities calculate density based on gross acreage. Public or private road rights-of-way are not included in the net developable acreage of a site.

Development Standards. Regulations that address the size, bulk, height, siting conditions, and improvement standards of particular types of buildings or uses located within any zone.

Development. A man-made change to property, such as buildings or other structures, mining, dredging, filling, grading, paving, excavation, or drilling operations.

Development. Any of the following:

1. The placement or erection of any solid material or structure; discharge or disposal of any dredged material or of any gaseous, liquid, solid, or thermal waste; grading, removing, dredging, mining, or extraction of any materials;
2. Change in the density of intensity of use of land, including, subdivision of land pursuant to the Subdivision Map Act (Government Code section 66410 et seq.), and any other division of land except where the land division is brought about in connection with the purchase of such land by a public agency for public recreational use;

3. Change in the intensity of use of water, or of access thereto; construction, reconstruction, demolition, or alteration of the size of any structure, including any facility of any private, public, or municipal utility; or
4. The removal or harvesting of major vegetation other than for agricultural purposes, and timber harvesting operations.

Digital Subscriber Line. A digital subscriber line (DSL) is internet technology that uses existing two-wire copper telephone wiring to deliver high-speed data services at speeds greater than basic internet dial-up.

Discharge. The amount of water that passes a specific point on a watercourse over a given period of time. Rates of discharge are usually measured in cubic feet per second (cfs).

Disposal Site. The place, location, tract of land, area, or premises in use, intended to be used, or which has been used, for the disposal of solid wastes.

- A Class I disposal site may include a landfill, waste pile, surface impoundment, or land treatment unit for hazardous waste. A Class I landfill must have a variance permit from the California Integrated Waste Management Board (CIWMB) and is regulated by the Enforcement Agency (EA).
- A Class II disposal site may include a landfill, waste pile, surface impoundment, or land treatment unit for designated waste which threatens water quality. A Class II disposal site must have a solid waste facilities permit from the California Integrated Waste Management Board (CIWMB) and is regulated by the Enforcement Agency (EA).
- A Class III disposal site is a landfill that accepts non-hazardous resources such as household, commercial, and industrial waste, resulting from construction, remodeling, repair, and demolition operations. A Class III landfill must have a solid waste facilities permit from the California Integrated Waste Management Board (CIWMB) and is regulated by the Enforcement Agency (EA). A “classified waste management unit,” as defined by 27 California Code of Regulations section 20164, that has been classified by a regional water control board as a Class III landfill pursuant to the provisions of the California Code of Regulations.

Disposal. All waste created by all sources within each jurisdiction (including businesses, government agencies and residents) which is disposed at CalRecycle-permitted landfills or CalRecycle-permitted transformation facilities, or is exported from the state. CalRecycle tracks tons of waste disposed by each jurisdiction using its disposal reporting system.

Diversification. In reference to solid waste, diversion refers to the amount of solid waste that is prevented from being deposited into a landfill and instead is able to be reused or recycled as another product. Diversification is typically expressed as a percentage of total waste.

Drainage Basin. A geographical area which contributes surface water runoff to a particular point. The terms “drainage basin,” “tributary area,” and “watershed” can be used interchangeably.

Dwelling Unit, Secondary. A dwelling unit that is accessory to a single-unit dwelling located on the same parcel as the single-unit dwelling unit is situated.**Floor area ratio (FAR).**The gross building area (GBA) of development, exclusive of structured parking areas, proposed on the site divided by the total net lot area (NLA). The formula is $GBA/NLA = FAR$. (Example: $43,560 / 43,560 = FAR 1.0$)

Dwelling Unit. One or more rooms that include permanent provision for living, sleeping, eating, cooking, and sanitation that are occupied for residential purposes by one or more persons living as a single housekeeping unit.

Dwelling. A structure that contains one or more dwelling units.

Electricity. Electricity is a natural phenomenon, either through lightening or the attraction and repulsion of protons and electrons to create friction, that in turn forms an electric current or power.

Elevation. A drawing showing the vertical elements of a building, either interior or exterior, as a direct projection to a vertical plane.

Employment Center. A North Natomas land use designation and zone that encourages a mixture of land uses consisting primarily of employment generators (office uses), with limited secondary uses such as support retail, industrial, and multifamily residential. Employment Center land uses vary in intensity from 30 to 80 employees per net acre with the most intense Employment Center designations located near future light rail stations.

Endemic. Plant or wildlife species that only occur in a certain area, or in a certain habitat.

Epicenter. An area of the surface of the earth directly above the focus (true center of an earthquake, within which the strain energy is first converted to elastic wave energy of an earthquake.

Equivalent Noise Level. Equivalent noise level (L_{eq}), the equivalent energy noise level, is the average acoustic energy content of noise for a stated period of time. Thus, the L_{eq} of a time-varying noise source and that of a steady noise source are the same if they deliver the same acoustic energy to the ear during exposure. For evaluating community impacts, this rating scale does not vary, regardless of whether the noise occurs during the day or the night.

Erosion. Movement of material (such as soil) from one place to another on the earth's surface. Agents of movement include water, ice, wind, and gravity.

Expansion (Shrink-Swell) Potential. The relative volume change in a soil with a gain in moisture. Expansive soils are those that greatly increase in volume when they absorb water and shrink when they dry out.

FAA. Federal Aviation Administration.

Farmland of Statewide Importance. Farmland of Statewide Importance (as defined by the Department of Conservation) is similar to Prime Farmland but with minor shortcomings, such as greater slopes or less ability to store soil moisture. Land must have been used for irrigated agricultural production at some time during the four years prior to the mapping date.

Farmland. Refers to eight classifications of land mapped by the U.S. Department of Agriculture Soil Conservation Service. The five agricultural classifications defined below except Grazing Land - do not include publicly owned lands for which there is an adopted policy preventing agricultural use.

Fault System. Two or more interconnecting fault sets.

Fault Zone. A zone in which surface disruption or rock fracture has occurred due to movement along a fault. A fault zone may be expressed as an area with numerous small fractures, breccia (essentially, fractured rock) as a fault gouge. A fault zone may be anywhere from a few meters or yards) to two or more kilometers (1 mile or more) wide.

Fault. A fracture in the earth's crust accompanied by a displacement of one side with respect to the other and in a direction parallel to the fracture.

FHWA. Federal Highway Administration.

Fiber Optic Cable. A fiber optic cable is a cable containing multiple optical fibers. The individual fibers are coated with flexible, transparent glass or plastic and contained in a cable tube suitable to the environment where the cable is being deployed. The fibers transmit light between the two ends of the cable, allowing for high speed transmission of information over long distances.

Fill Material. Any material used for the primary purpose of replacing an aquatic area with dry land or for changing the bottom elevation of a waterbody. This includes both natural materials (silt, sand, gravel, rock, and wood) and manufactured materials (concrete, plastic, steel, treated wood).

FIRM (Flood Insurance Rate Map). Issued by FEMA, these maps show special hazard areas, including the 100-year floodplain. They also show flood insurance risk zones and other flood-related information applicable to a community.

Flood Control. Various activities and regulations that help reduce or prevent damages caused by flooding. Typical flood control activities include: structural flood control works (such as bank stabilization, levees, and drainage channels), acquisition of floodprone land, flood insurance programs and studies, river and basin management plans, public education programs, and flood warning and emergency preparedness activities.

Flood. A general and temporary condition of partial or complete inundation of two or more acres of normally dry land area or of two or more properties (at least one of which is the policyholder's property) from:

- Overflow of inland or tidal waters; or
- Unusual and rapid accumulation or runoff of surface waters from any source;
- Mudflow; or
- Collapse or subsidence of land along the shore of a lake or similar body of water as a result of erosion or undermining caused by waves or currents of water exceeding anticipated cyclical levels that result in a flood as defined above.

Floodplain. The area adjoining a watercourse that may be covered by floodwater during a flood. Storm runoff and flood events may cause alterations in the floodplain in certain areas.

Forcible Rape. The carnal knowledge of a person forcibly and against his/her will.

Freeboard. An additional amount of height above the Base Flood Elevation used as a factor of safety (e.g., two feet above the Base Flood) in determining the level at which a structure's lowest floor must be elevated or floodproofed to be in accordance with State or community floodplain management regulations.

Frontage. That portion of a lot that abuts a public street or private street for which the street alignments, widths, and design standards have been approved by the planning and design commission, preservation commission, or City Council.

FTA. Federal Transit Administration.

General Plan. A compendium of city or 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 City Council or Board of Supervisors. In California, the General Plan has seven mandatory elements (Circulation, Conservation, Housing, Land Use, Noise, Open Space, Safety and Seismic Safety) and may include any number of optional elements (such as Air Quality, Economic Development, Hazardous Waste, and Parks and Recreation). The General Plan may also be called a "City Plan," "Comprehensive Plan," or "Master Plan."

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

Ground Shaking. When movement occurs along a fault, the energy generated is released as waves, which cause groundshaking. Groundshaking intensity varies with the magnitude of the earthquake, the distance from the epicenter, and the type of rock or sediment through which the seismic waves move. The strongest ground motion, or groundshaking, typically occurs near the epicenter of the earthquake and attenuates (diminishes) as the seismic waves move away from the epicenter. In general, loose or soft saturated sediments amplify groundshaking more than dense or stiff soils or bedrock materials.

Groundwater Basin. Flow system that has a surface and a subsurface area with defined boundaries, and materials (rocks or unconsolidated deposits) that can store water.

Groundwater. Water within the earth that supplies wells and springs; water in the zone of saturation where all openings in rocks and soil are filled, the upper surface of which forms the water table.

Hazardous Material/HazMat. As defined by the California Health and Safety Code, a material that, because of its quantity, concentration, or physical, chemical characteristics poses a significant present or potential hazard to human health and safety or to the environment if released into the workplace or the environment. "Hazardous materials" include, but are not limited to, hazardous substances, hazardous waste, and any material which a handler or the administering agency has a reasonable basis for believing that it would be injurious to the health and safety of persons or harmful to the environment if released into the workplace or the environment.

Hazardous Waste Disposal Facility. A facility at which hazardous waste is intentionally placed into or on any land or water, and at which waste will remain after closure. (See California Health and Safety Code section 25114).

Hazardous Waste Facility. A hazardous waste facility that includes all contiguous land and structures, other appurtenances, and improvements on the land, used for handling, treating, storing, or disposing of hazardous waste.

Hazardous Waste Transfer Facility (Transfer Station). Any hazardous waste facility where hazardous wastes are loaded, unloaded, pumped, or packaged. (California Health and Safety Code Section 25114)

Hazardous Waste Treatment Facility. Treatment as defined in California Health and Safety Code section 25123.5 as that section may be amended from time to time. “Treatment facility” means any off-site or on-site facility at which hazardous waste is subject to treatment.

Hazardous Waste. Waste, or a combination of wastes, which because of its quantity, concentration, or physical, chemical, or infectious characteristics, may either cause, or significantly contribute to, an increase in mortality or an increase in serious irreversible or incapacitating reversible illness; or pose substantial present or potential hazard to human health or environment when improperly treated, stored, transported, disposed of, or otherwise managed.

HCM. Highway Capacity Manual.

Historic District Plan. A plan adopted by the council pursuant to chapter 17.604 or the prior versions of that chapter.

Historic District. A geographic area designated as a historic district by the council in accordance chapter 17.604.

Historic Preservation. The preservation of historically significant structures and neighborhoods until such time as, and in order to facilitate, restoration and rehabilitation of the building(s) to a former condition.

Historic Resource. Those properties determined to be a historic resource or cultural resource under CEQA or NEPA, under any other provision of California law, or listed or nominated for listing on the Sacramento register.

Historic; Historical. An historic building or site is one that is noteworthy for its significance in local, state, or national history or culture, its architecture or design, or its works of art, memorabilia, or artifacts.

Homicide. The willful (non-negligent) killing of one human by another.

Hotel. A building designed for occupancy as temporary lodging with or without meals, in which there are six or more guest rooms. A hotel is typically larger than a motel and often includes conference and banquet facilities. See “rooming and boarding house,” or “residential hotel,” to differentiate a hotel use from these other uses.

Household Hazardous Waste. Items that are discarded at specially designated facilities. These items include paints, cleaning chemicals, solvents, fluorescent light bulbs, non-commercial pesticides, insecticides, and motor oil.

Housing Element. One of the seven State-mandated elements of a local general plan, it assesses the existing and projected housing needs of all economic segments of the community, identifies potential sites adequate to provide the amount and kind of housing needed, and contains adopted goals, policies, and implementation programs for the preservation, improvement, and development of housing. Under State law, Housing Elements must be updated every five years.

HOV. High Occupancy Vehicle.

Improvements. Buildings, structures, and fixtures erected on, or affixed to, land, except telephone, telegraph, and electrical lines.

Inactive Fault. A fault which shows no evidence of movement in recent geologic time and no potential for movement in the relatively near future.

Infill Development. Development on, or reuse of, a site that has been previously developed, or development on a vacant site, where at least 75 percent of the perimeter of the site adjoins, or is separated only by an improved public right-of-way from, parcels that are developed with existing uses.

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Infrastructure. Public services and facilities, such as sewage-disposal systems, water-supply systems, other utility systems, and roads.

Internet. The internet is a network that links computer networks all over the world by satellite and telephone, connecting users with service networks such as e-mail and the World Wide Web.

Joint Powers Authority (JPA). A legal arrangement that enables two or more units of government to share authority in order to plan and carry out a specific program or set of programs that serves both units.

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Land Use Classification. A system for classifying and designating the appropriate use of properties.

Land Use Element. A required element of the General Plan that uses text and maps to designate the future use or reuse of land within a given jurisdiction's planning area. The land use element serves as a guide to the structuring of zoning and subdivision controls, urban renewal and capital improvements programs, and to official decisions regarding the distribution and intensity of development and the location of public facilities and open space. (See "Mandatory Element").

Land Use Regulation. A term encompassing the regulation of land in general and often used to mean those regulations incorporated in the General Plan, as distinct from zoning regulations (which are more specific).

Land Use. The occupation or use of land or water area for any human activity or any purpose defined in the General Plan.

Landmark. All historic resources designated as landmarks by the council in accordance with chapter 17.604.

Landscaping. Plants, other physical site elements, and plans.

Landslide. A general term for relatively rapid mass movement, such as slump, rock slide, debris slide, mudflow, and earthflow.

Larceny. The unlawful taking, carrying, leading, or riding away of property from the possession or construction possession of another.

Ldn. The Day Night Average Level, is a 24-hour average Leq with a 10 dBA “weighting” added to noise during the hours of 10:00 p.m. to 7:00 a.m. to account for noise sensitivity in the nighttime.

Levee. A man-made structure, usually an earthen embankment often reinforced with soil cement, that is designed to contain or divert the flow of water.

Light Rail Transit (LRT). "Street cars" or "trolley cars" that typically operate entirely or substantially in mixed traffic and in non-exclusive, at-grade rights-of-way. Passengers typically board vehicles from the street level (as opposed to a platform that is level with the train) and the driver may collect fares. Vehicles are each electrically self-propelled and usually operate in one or two-car trains.

Listed Historic Resource. Any resource listed in the Sacramento register, the California Register, or the National Register of Historic Places; provided, that listed historic resource does not include a noncontributing resource in a historic district or resources in the Old Sacramento national historic landmark district.

LOS. Level of Service.

Lot. A parcel of land shown on a subdivision map or a record of survey map, or a parcel described by metes and bounds, or a building site in one ownership having an area for each main building as hereinafter required in each zone.

LUST. Leaking underground storage tank.

Magnitude (Earthquake). A measure of the strength of an earthquake or the strain energy released by it, as determined by seismographic observations and mathematical calculations.

Manufacturing, Service, and Repair. The compounding, processing, reprocessing, assembly, packaging, maintenance, or repair of goods. Regulation of this use varies, depending on size of building.

Master Plan. An overall plan for development, consistent with the goals and policies of the general plan and applicable community plan, specific plan, or area plan. A master plan shall include, but may not be limited to, an overall schematic plan designating acreage proposed for each parcel, location of proposed land uses, general description of the types and intensities of uses, building elevations, heights, square footage, parking, open space, and the proposed pedestrian, bicycle, and traffic circulation system.

Maximum Noise Level. Maximum noise level (L_{max}) is the maximum instantaneous noise level experienced during a given period of time.

MCL. Maximum contaminate level.

mgd. Million gallons per day.

Midden. The layer of soil which contains the byproducts of human activity as the result of the accumulation of these materials on their living surface. For prehistoric sites, a layer of soil that was stained to a dark color by the decomposition of organic refuse which also contained food bones, fragments of stone tools, charcoal, pieces of pottery, or other discarded materials. For historic sites, a similar layer of soil but with appropriate historic material remains often in a much thinner deposit.

Mined Lands. The surface, subsurface, and ground water of an area in which surface mining operations will be, are being, or have been conducted, including private ways and roads appurtenant to any such area, land excavations, workings, mining waste, and areas in which structures, facilities, equipment, machines, tools, or other materials or property which result from, or are used in, surface mining operations are located.

Minerals. Any naturally occurring chemical element or compound, or groups of elements and compounds, formed from inorganic processes and organic substances, including coal, peat, and bituminous rock, but excluding geothermal resources, natural gas, and petroleum.

Minimum Noise Level. Minimum noise level (L_{min}) is the minimum noise level experienced during a given period of time.

Missionization. The process of converting Natives to Christianity and assimilating them to European beliefs/ways of life.

Mixed-use. Properties on which various uses, such as office, commercial, institutional, and residential, are combined in a single building or on a single site in an integrated development project with significant functional interrelationships and a coherent physical design. A "single site" may include contiguous properties.

MMT. Million metric tons.

Motor Vehicle Theft. The theft, or attempted theft, of a motor vehicle.

MRZ. Areas classified by the State on the basis of geologic factors, without regard to existing land use and land ownership.

MT. Metric ton.

Multiple Family Building (Multi-family). A detached building designed and used exclusively as a dwelling by three or more families occupying separate suites.

Mutual Aid. The provision of resources (personnel, apparatus, and equipment) to a requesting jurisdiction already engaged in emergency operations, which have exhausted or will shortly exhaust local resources.

Mw. Moment magnitude.

National Flood Insurance Program (NFIP). A federal program that allows property owners to purchase insurance protection against losses due to flooding. In order to participate in this program, local communities must agree to implement and enforce measures that reduce future flood risks in special flood hazard areas.

National Historic Preservation Act. 16 U.S.C. section 470 et seq., as it may be amended from time to time.

National Register of Historic Places. The official inventory of districts, sites, buildings, structures and objects significant in American history, architecture, archeology and culture which is maintained by the Secretary of the Interior under the authority of the Historic Sites Act of 1935 and the National Historic Preservation Act of 1966(16 U.S.C. 470 et seq., 36 C.F.R. sections 60, 63).

National Register Resource. Any resource listed in the National register of Historic Places.

Natural Gas. Natural gas is a hydrocarbon gas mixture that is widely used as an energy source in a variety of applications including heating buildings, fueling vehicles, and generating electricity.

Noise-Sensitive Area. Noise-sensitive area is an area where noise exposure could result in health-related risks to individuals, as well as places where quiet is an essential element of their intended purpose. Examples include residences, cemeteries, churches, and hospitals.

Nominated Resource. A resource nominated for listing on the Sacramento register as provided for in chapter 17.604. Any building, structure, site, area, place, feature, characteristic, appurtenance, landscape, landscape design, or improvement.

Office. A room or group of rooms used for conducting the affairs of a business, profession, service industry, or government. Office includes "medical clinic or office."

Open Space, Common. Open space that is reserved for the shared use of adjacent tenants or property owners. Common open space includes landscaping, roof gardens, atriums, natural water features (e.g., ponds), and other amenities used for outdoor use.

Open Space, Private. Open space that is reserved for the use of a single tenant or property owner. Private open space includes balconies, decks, and porches.

Open Space, Public. Open space that is provided for public use.

Ordinance. A law or regulation set forth and adopted by a governmental authority, usually a city or county.

Open Space. Open space is defined as undeveloped land primarily left in its natural environment with recreation uses as a secondary objective. Open space may or may not have public access. This type of land often includes wetlands, steep hillsides, or other similar spaces.

Ordinance. A law or regulation set forth and adopted by a governmental authority, usually a city or county.

Other Land. Other Land (as defined by the Department of Conservation) is land not included in any other mapping category. Common examples include low density rural developments; brush, timber, wetland, and riparian areas not suitable for livestock grazing; confined livestock, poultry or aquaculture facilities; strip mines, borrow pits; and water bodies smaller than forty acres. Vacant and nonagricultural land surrounded on all sides by urban development and greater than 40 acres is mapped as Other Land.

Park. All publicly owned and operated parks that are used, operated, or maintained for recreational purpose.

Passive Recreation. A mix of non-motorized or non-consumptive recreational uses, such as wildlife viewing, hiking, biking, and canoeing that typically occur on undeveloped or minimally-improved lands.

Peak Flow. The maximum rate of flow through a watercourse for a given storm.

Peak Particle Velocity. Peak particle velocity (PPV) is defined as the maximum instantaneous positive or negative peak of a vibration signal. PPV is typically used in the monitoring of transient and impact vibration and has been found to correlate well to the stresses experienced by buildings.

Perchlorate. Primary ingredient in solid propellant for rockets and missiles, and is a common contaminant found in groundwater supplies in and around aerospace and military facilities.

Percolation. Movement of water through small openings (pore space) within a porous material.

Permeability (groundwater). Ability of a rock or unconsolidated deposit to transmit water through spaces that connect between grains. The size and shape of the spaces controls how well water transmits, or “flows.”

Planning and Design Commission. The planning and design commission established pursuant to chapter 2.60.

Planning and Zoning Law. Title 7 Division 1 of the State of California Government Code, beginning with section 65000.

Planning Area. The area directly addressed by the general plan. A city's planning area typically encompasses the City Limits and potentially annexable land within its sphere of influence.

PM10. Respirable particulate matter ten microns or less in diameter.

PM2.5. Respirable particulate matter 2.5 microns or less in diameter.

Point Source of Pollution. Discrete conveyances, such as pipes or man-made ditches that discharge pollutants into waters of the United States. This includes not only discharges from municipal sewage plants and industrial facilities, but also collected storm drainage from larger urban areas, certain animal feedlots and fish farms, some types of ships, tank trucks, offshore oil platforms, and collected runoff from many construction sites.

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 and objectives before undertaking an action program. (See "Program").

Power Plants. Power plants are sources for generating electricity.

PPV. Peak Particle Velocity.

Prehistory. Human history in the period before recorded history, known mainly through archaeological discoveries, study, research, etc.

Priority Investment Areas. Areas the City has designated for priority investment that the City would use in the future to align programming guide criteria and CIP funding for new infrastructure projects (Resolution 2009-629).

Private Hauler. Any privately-owned waste hauler that collects, disposes or destroys, or any combination thereof, garbage, waste, offal or debris.

Public and Quasi-public Facilities. Institutional, academic, governmental and community service uses, either owned publicly or operated by non-profit organizations, including private hospitals and cemeteries. (See "Institutional Uses").

Reach. A term used to describe a specific length of a stream or watercourse. For example, the term can be used to describe a section of a stream or watercourse between two bridges.

Recharge (Groundwater). Water reaching the saturated zone of an aquifer where it is available for extraction.

Reclamation. The combined process of land treatment that minimizes water degradation, air pollution, damage to aquatic or wildlife habitat, flooding, erosion, and other adverse effects from surface mining operations, including adverse surface effects incidental to underground mines, so that mined lands are reclaimed to a usable condition which is readily adaptable for alternate land uses and create no danger to public health or safety. The process may extend to affected lands surrounding mined lands, and may require backfilling, grading, resoiling, revegetation, soil compaction, stabilization, or other measures.

Recyclable Material. Reusable material, including without limitation metals, glass, plastic, paper, concrete, and organic material that is intended for reuse, remanufacture, or reconstitution for the purpose of using the altered form. Recyclable material does not include refuse or hazardous material.

Recycling Facility. A facility for the acceptance of recyclable materials from the general public, other recycling facilities, local government agencies, and other business enterprises. The facility is used for the collection, short-term storage, processing, and transfer of recycled materials having a residual solid waste of 10 percent or less of non-putrescent material requiring transport to a landfill. A recycling facility may use portable or permanent equipment to chip, crush, grind, or process recyclable waste products.

Recycling. The process of collecting, sorting, cleansing, treating, and reconstituting materials that would otherwise become solid waste, and returning them to the economic mainstream in the form of raw material for new, reused, or reconstituted products that meet the quality standards necessary to be used in the marketplace.

Redevelopment Plan. A plan that is agreed to by the local redevelopment authority for a closing or realigning installation, and that provides for the reuse or redevelopment of the real property and personal property of the installation that is available for such reuse and redevelopment as a result of the closure or realignment.

Regional Housing Needs Plan. A quantification by a COG or by HCD of existing and projected housing need, by household income group, for all localities within a region.

Regulatory. Subject to the control of or required to follow rules set forth by a governmental agency. With respect to washes or streams it refers to those areas where the federal government restricts the use or development of areas it has deemed to be “Waters of the U.S.” These regulations are part of the Clean Water Act.

Renewable Energy. Renewable energy is energy that comes from natural resources that are naturally replenished, such as solar, wind, rain, tides, geothermal, and biomass sources.

Reportable Quantities. 55 gallons for liquids, 500 pounds for solids and 200 cubic feet for compressed gases.

Response Time. The total amount of time it takes for a fire, police, and/or emergency medical service (EMS) unit to respond to a call, from the time when the emergency call is placed to 911 to the time that the unit arrives on scene. Response times are typically broken into three components:

- Call-handling time which includes the time of the call to 911 until the time that Communications dispatches fire, police, and/or EMS units.
- Turnout time which includes the time that Communications dispatches a fire, police, and/or EMS unit until the time that the unit responds and is en route to the scene.
- Travel time which includes the time that the fire, police, and/or EMS unit responds until the time that the unit arrives on scene.

Restaurant. An establishment where food and drink are prepared, served, and consumed primarily within the principal building. A restaurant use may or may not have within its premises a bar for the sale of alcoholic beverages for on-site consumption.

Retail Store. An establishment engaged in selling goods or merchandise to the general public for personal or household consumption or use. Goods or merchandise may be new or used. A retail store promotes itself to the general public; may buy, receive, and sell merchandise; may process or manufacture some of the products in stock, such as jewelry or baked goods; and may process articles owned by the customer, such as cleaners or shoe repair. Membership-type stores, indoor markets, bazaars, antique malls, consignment shops, thrift stores, and secondhand stores are examples of retail stores. Regulation of this use varies, depending on size of building. “Retail store” does not include superstores.

Reuse. The rehabilitation and utilization of existing (typically historical) structures for a different use than the structure was originally built to accommodate.

Robbery. Taking or attempting to take anything of value from the care, custody, or control of a person or persons by force or threat of force or violence and/or by putting the victim in fear.

RT. Sacramento Regional Transit District

Runoff. The portion of precipitation on land that ultimately reaches streams, especially water from rain or melted snow that flows over ground surface.

SACOG. Sacramento Area Council of Governments.

Sacramento Register of Historic and Cultural Resources. The register created by chapter 17.604.

Saturated zone. An aquifer zone with only water in the interconnected spaces.

School (K—12). Any building, portion of building, or group of buildings designed, constructed, and used for public or private education or instruction for any or all grades from kindergarten through grade 12.

School Developer Fees. Fees levied on new development by school districts as established by Proposition 1A and SB 50 and determined by the State Allocation Board.

- Level I fees are set at rates of \$3.20 per square foot of new residential and \$0.51 per square foot for commercial and industrial development. A fee of \$3.20 per square foot also applies to any additions to existing residential development. Additions of less than 500 square feet are exempt from this fee.
- Level II fees are additional fees on new development set by individual School Districts to generate one-half of the cost of providing new school facilities. Use of Level II fees assumes that the State will provide the other half of the cost of new schools through the issuance of general obligation bonds.
- Level III fees are additional fees on new development set by individual School Districts to generate 100 percent of the cost of providing new school facilities allowed in the event that the State does not have funding available. The district must, however, refund these funds when general obligation funds from the State do become available.

Secondary Treatment. Technology-based requirements for direct discharging municipal wastewater treatment facilities. Standard is based on a combination of physical and biological processes typical for the treatment of pollutants in municipal wastewater.

Secretary of the Interior's Standards. The Secretary of the Interior's Standards for Treatment of Historic Properties found at 36 C.F.R. 68.3, as it may be amended from time to time.

Sediment. Soil particles, sand, and minerals washed from the land into aquatic systems as a result of natural and human activities.

Seiche. A standing wave (periodic oscillation) produced in a body of water such as a reservoir, lake, or harbor, by wind, atmospheric changes, or earthquakes.

Seismic. Pertaining to earthquake or earth vibration, including those that are artificially induced.

Semi-confined Aquifer. Confined by upper layers having permeability that varies from low to moderate. Thus, groundwater moves through these confining layers, but moves slowly.

Setback. The line beyond which the main wall of a building or structure may not project. A required setback for one building or structure may not serve as the required setback for any other building or structure.

1. A front-yard setback, and a rear-yard setback that is adjacent to an alley, extend across the full width of the lot and are measured from the adjacent right-of-way line to the nearest point of the main wall of the building.
2. A rear-yard setback that is not adjacent to an alley extends across the full width of the lot and is measured from the property line to the nearest point of the main wall of the building.
3. An interior side-yard setback extends from the front-yard setback to the rear-yard setback and is measured from the property line to the nearest point of the main wall of the building.
4. A street side-yard setback extends from the front-yard setback to the rear-yard setback and is measured from the adjacent right of way line to the nearest point of the main wall of the building.

Shopping Center. A group of five or more commercial establishments on one or more parcels with common off-street parking and vehicular access points. A shopping center can include an anchor tenant that wholly or partially occupies a structure in a shopping center; occupies not less than 4,000 square feet; and is a retail food store, drug store, department store, retail discount house, home improvement center, variety store, movie theater, or restaurant.

Significant Feature or Characteristic. A feature or characteristic identified by the city council as significant from a historical standpoint pursuant to chapter 17.604.

Site Plan and Design Review. A review process that ensures that the physical aspects of a development project are consistent with the general plan and applicable specific plan or transit village plan and with all applicable neighborhood specific and city-wide design guidelines and development standards. Site plan and design review is a discretionary permit and is not the automatic right of an applicant.

Site. A contiguous area of land, including a lot or lots or a portion thereof, upon which a project is developed or proposed for development.

Soil Erosion. The processes by which soil is removed from one place by forces such as wind, water, waves, glaciers, and construction activity and eventually deposited at some new place.

Solar Energy System, Commercial (City Property). A facility used for the conversion of solar energy for the commercial sale of electricity and located on a lot owned by the city. A solar energy system—commercial (city property) does not include a system that is accessory to the primary use of the lot and that generates electricity that is primarily used on-site or credited to the use of the lot.

Solar Energy System, Commercial (Non-city Property). A facility used for the conversion of solar energy for the commercial sale of electricity and located on a lot that is not owned by the city. A solar energy system—commercial (non-city property) does not include a system that is accessory to the primary use of the lot and that generates electricity that is primarily used onsite or credited to the use of the lot.

Solid Waste Landfill. A solid waste landfill defined in California Public Resources Code section 40195.1.

Solid Waste Transfer Station. A facility where solid waste is unloaded and then consolidated for shipment to a landfill.

Solid Waste. Any material consisting of inert, putrescible, or non-putrescible material generated by residential, commercial, industrial, and agricultural uses. Inert materials generally have no active material that can break down into other forms, and therefore are considered not to decompose. Putrescible materials are capable of being decomposed by microorganisms with sufficient rapidity as to cause nuisances because of odors, vectors, gases, or other offensive conditions. Non-putrescible materials are not easily decomposed into other matter or decomposed into other materials.

Sound Exposure Level or Single Event Level (SEL). A descriptor used to characterize the severity of short-duration sound events, SEL is the time-averaged, constant intensity, A-weighted sound level over a one-second reference time that would produce the same sound exposure as the actual time-varying sound over the actual exposure time. In practice, SEL is usually applied in situations where there are multiple sound events, each one having its own characteristic SEL.

Specific Plan. A plan addressing land use distribution, open space availability, infrastructure, and infrastructure financing for a portion of the community. (See Government Code section 65450 et seq.)

STAA. Service Transportation Assistance Act.

Storm Drainage System. A system for collecting runoff of stormwater from land and streets and removing it to appropriate outlets. The system may include inlets, catch basins, storm sewer pipes, channels, detention basins, and pump stations.

Stormwater. Precipitation from rain or snow that accumulates in a natural or man-made watercourse or conveyance system.

Strategic Plan. A document used by an organization to align its organization and budget structure with organizational priorities, missions, and objectives. According to requirements of Government Performance and Results Act (1993), a strategic plan should include a mission statement, a description of the agency's long-term goals and objectives, and strategies or means the agency plans to use to achieve these general goals and objectives. The strategic plan may also identify external factors that could affect achievement of long-term goals.

Street. A public thoroughfare, including a public road and highway, that affords the principal means of access to abutting property.

Structural Fire. A fire that occurs within a man-made structure.

Structure. Anything constructed or erected that requires location on the ground or attached to something having location on the ground, including accessory buildings, signs and billboards, antennas and accessory antennas, swimming pools, paved surfaces, and solar panels, but not including fences or walls used as fences.

Subsidence. Gradual settling or sinking of the earth's surface with little or no horizontal motion, usually as the result of the withdrawal of oil, natural gas, or groundwater, or hydrocompaction.

Surface Mining Operation. All, or any part of, the process involved in the mining of minerals on mined lands by removing overburden and mining directly from the mineral deposits, open-pit mining of minerals naturally exposed, mining by the auger method, dredging and quarrying, or surface work incidental to an underground mine. Surface mining operation includes:

- a. In place distillation or retorting or leaching;
- b. The production and disposal of mining waste; and
- c. Prospecting and exploratory activities.

Surface Water. Water that flows in streams and rivers and in natural lakes, in wetlands, and in reservoirs constructed by humans.

Survey. A process by which properties are documented for eligibility for listing in the Sacramento register, the California Register, or the National Register of Historic Places.

Sustainability. Community use of natural resources in a way that does not jeopardize the ability of future generations to live and prosper.

Sustainable Development. Development that maintains or enhances economic opportunity and community well-being while protecting and restoring the natural environment upon which people and economies depend. Sustainable development meets the needs of the present without compromising the ability of future generations to meet their own needs.

Telecommunications Facility. A facility that transmits or receives electromagnetic signals. A telecommunication facility includes antennas, microwave dishes, horns, and other types of equipment for the transmission or receipt of such signals; telecommunications towers or similar structures that support the equipment; equipment buildings; parking area; and other accessory development.

Telecommunications Tower. A mast, pole, monopole, guyed tower, lattice tower, free-standing tower, or other structure designed and primarily used to support antennas, to include dishes, arrays, and similar devices.

Theater. A structure used for the performing arts such as dramatic, dance, musical, or other live performances.

Tier 1 Priority Investment Areas. The City defined Tier 1 Priority Investment Areas as places the City would allocate funding to key planning efforts and infrastructure investments to prepare these areas for development as the economy recovers. Tier 1 Areas include: 65th North, Arden Fair, Central Business District, Delta Shores, Robla, and UC Davis Medical Center.

TMP. Transportation Management Plans.

TPG. Transportation Programming Guide.

Transit-oriented Development (TOD). A mixed-use community within an average 2,000-foot walking distance of a transit stop and core commercial area. TODs mix residential, retail, office, and public uses in a walkable environment, making it convenient for residents and employees to travel by transit, bicycle, foot, or car.

Transmission and Distribution Lines. Transmission and distribution lines are distribution networks for electricity and natural gas.

Transportation Systems Management (TSM). Measures to better utilize existing transportation facilities and services and promote alternative commute modes. See chapter 17.700 in this title for more information.

Tributary. A stream that contributes its water to another stream or body of water.

TSM. Transportation System Management.

Urban and Built Up Land. Urban and Built Up Land (as defined by the Department of Conservation) is occupied by structures with a building density of at least 1 unit to 1.5 acres, or approximately 6 structures to a 10-acre parcel. Common examples include residential, industrial, commercial, institutional facilities, cemeteries, airports, golf courses, sanitary landfills, sewage treatment, and water control structures.

Urban Sprawl. Haphazard growth or outward extension of a city resulting from uncontrolled or poorly managed development.

Urban. Of, relating to, characteristic of, or constituting a city. Urban areas are generally characterized by moderate and higher density residential development (i.e., three or more dwelling units per acre), commercial development, 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 (e.g., safety and emergency response). Development not providing such services may be "non-urban" or "rural." (See "Urban Land Use").

Urban. Urban is a characteristic of or constitutes a city. Urban areas are generally characterized by moderate and higher density residential development (i.e., three or more dwelling units per acre), commercial development, and industrial development, as well as the availability of public services required for that development, specifically central water and sewer, an extensive road network, public transit, and other such services (e.g., safety and emergency response). Development not providing such services may be nonurban or rural.

Urban. Urban is a characteristic of or constitutes a city. Urban areas are generally characterized by moderate and higher density residential development (i.e., three or more dwelling units per acre), commercial development, and industrial development, as well as the availability of public services required for that development, specifically central water and sewer, an extensive road network, public transit, and other such services (e.g., safety and emergency response). Development not providing such services may be nonurban or rural.

Vacant. Lands or buildings that are not actively used for any purpose.

VdB. Vibration decibels.

Victorian Delta Style. Housing style characterized by single front gabled roof form, horizontal siding, square posts and rails, and tall narrow windows with little or no window decoration.

Warehouse. A building used primarily for the long-term or short-term storage of goods and materials awaiting transportation or distribution, and not generally accessible to the general public. Incidental storage, repair, and maintenance of trucks associated with the distribution of goods from the warehouse are allowed.

Waste Transfer Station. Waste transfer stations are facilities where municipal solid waste is unloaded from collection vehicles and briefly held while it is reloaded onto larger long-distance transport vehicles for shipment to landfills or other treatment or disposal facilities.

Wastewater System. A system of pipes, and pump stations intended to carry wastewater or water-borne wastes from homes, businesses and industries to a publicly owned treatment works prior to discharge to surface waters.

Water Table. Level in the saturated zone of an aquifer where the pressure from the air and the pressure from the water are equal. In an unconfined aquifer, the water table is the top of the saturated zone and the bottom of the unsaturated zone.

Watercourse. Any minor or major lake, river, creek, stream, wash, arroyo, channel or other topographic feature on or over which waters flow at least periodically. Watercourse includes specifically designated areas in which substantial flood damage may occur.

Watershed. An area from which water drains into a lake, stream or other body of water. A watershed is also often referred to as a basin, with the basin boundary defined by a high ridge or divide, and with a lake or river located at a lower point.

Well – Gas or Oil. The drilling, extraction, and transportation of subterranean fossil gas and petroleum, and necessary attendant uses and structures, but excluding refining, processing, or manufacturing.

Wildland Fire. Any fire occurring on undeveloped land.

Wildland. An area in which development is essentially non-existent except for power lines, roads, railroads, and similar transportation facilities. Structures, if any, are widely scattered and are primarily for recreational purposes. Includes large cattle ranches and forests managed for timber production. Wildland fire spread is heavily influenced by three primary factors: weather, topography, and fuel.

Wildland/urban Interface. Heavily vegetated areas where wildlands meet urban development.

Wildland/Urban Interface. The geographical point where flammable vegetation meets man-made structures.

Williamson Act. Known formally as the California Land Conservation Act of 1965, it was designed as an 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 10-year contract between the City or County and an owner of land whereby the land is taxed on the basis of its agricultural use rather than the market value. The land becomes subject to certain enforceable restrictions, and certain conditions need to be met prior to approval of an agreement.

Zone A99. FIRM designation for area within the base floodplain where a flood protection system is being constructed.

Zone AE. FIRM designation for areas within the base floodplain.

Zone X (Shaded). FIRM designation for areas between the 100-year and 500-year floodplains.

Zone. A geographical area shown on a Flood Hazard Boundary Map or a Flood Insurance Rate Map that reflects the severity or type of flooding in the area.

Zone. A specifically delineated area in the city within which uniform regulations and requirements govern the use, placement, spacing, and size of land and buildings. This term is synonymous with “zoning district.”

Zoning. Local codes regulating the use and development of property. The zoning ordinance divides the city or county into land use districts or "zones", represented on zoning maps, and specifies the allowable uses within each of those zones. It establishes development standards for each zone, such as minimum lot size, maximum height of structures, building setbacks, and yard size.