



CHAPTER II: GLOSSARY AND ACRONYMS



DEFINITIONS

The following glossary defines some common planning terms. The definitions in this glossary may be used to interpret policies in the General Plan, but shall not be interpreted as policies, standards, thresholds, guidelines, etc.

100-YEAR FLOOD

A flood that has 1 percent likelihood of occurring in any given year.

100-YEAR FLOODPLAIN

The areas that have a 1-in-100 chance of flooding in any given year using criteria consistent with, or developed by, the Federal Emergency Management Agency.

ACRES, GROSS

The entire acreage of a site. Gross acreage is calculated to the centerline of proposed bounding streets and to the edge of the right-of-way of existing or dedicated streets.

ACRES, NET

The acreage of a site that is available for development, excluding features such as roads and other rights of way, utilities, easements, and dedicated open space

ADVERSE IMPACT

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

AFFORDABLE HOUSING

Housing capable of being purchased or rented by a household with very low, low, or moderate income, based on a household's ability to make monthly payments. Housing is considered affordable when a household pays less than 30 percent of its gross monthly income for housing and utilities.

AGENCY

The governmental entity, department, office, or administrative unit responsible for carrying out local, State, or federal regulations.

AGRICULTURE

Use of land for the production of food and fiber, including the growing of crops and/or the grazing of animals on natural or improved pastureland.

AGRICULTURE-RELATED USES



Feed mills, manufacturing, processing, creameries, auction yards, and other uses supporting local agriculture.

AIR POLLUTION

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

AMBIENT

Surrounding on all sides; used to describe measurements of existing conditions with respect to traffic, noise, air, and other environments.

ANNEX

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

APPROPRIATE

Suitable for a particular person, place, or condition.

AQUIFER

An underground, water-bearing layer of earth, porous rock, sand, or gravel, through which water can seep or be held in natural storage. Aquifers generally hold sufficient water to be used as a water supply.

AREA OF CONCERN

The geographic area, as approved by the Local Agency Formation Commission, beyond a sphere of influence of a local agency in which land use decisions or other governmental actions impact directly or indirectly upon the local agency, or in which urbanization may be anticipated in the intermediate or long-range planning horizons.

AVERAGE DAILY TRAFFIC (ADT)

The total volume of traffic carried by a roadway segment in an average 24-hour period or the average number of vehicle trips generated by a project or projects in a 24-hour period.

BIKE LANE (CLASS II FACILITY)

A corridor expressly reserved for bicycles, existing on a street or roadway in addition to any lanes for use by motorized vehicles, delineated by painted stripes and other identifying features.

BIKE PATH (CLASS I FACILITY)



Off-road bicycle routes located along designated multiuse trails or vacated rail lines, and separated from streets.

BIKE ROUTE (CLASS III FACILITY)

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

BUILDOUT; BUILD-OUT

Development of land to its full potential or theoretical capacity as permitted under current or proposed planning or zoning designations. Used in determining the potential of an area to absorb development:

- The level of land use, human activity, or development for a specific area that can be accommodated permanently without an irreversible change in the quality of air, water, land, or plant and animal habitats.
- The upper limits of development beyond which the quality of human life, health, welfare, safety, or community character within an area will be impaired.
- The maximum level of development allowable under current zoning.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

A statute that requires State and local agencies to identify the significant environmental impacts of their actions and to avoid or mitigate those impacts, if feasible.

CAPITAL IMPROVEMENTS PROGRAM (CIP)

The City's program that identifies active projects and those expected to be undertaken during the coming five fiscal years, including scheduled completions, and intended to implement the General Plan, respond to traffic patterns and improvements needs, and generally establish a coherent roadway network.

CHARACTER

Special physical characteristics of a structure or area that set it apart from its surroundings and contribute to its individuality.

CIRCULATION SYSTEM

A network of transit, automobile, bicycle, and pedestrian rights-of-way that connects origins and destinations.



CITY

City with a capital “C” refers to the City of Elk Grove as both the incorporated government agency (“The City will enact ordinances”) and as the geographic area (“The City has experienced both urban and suburban growth”). City with a lower case “c” refers to a city, in general terms, other than Elk Grove.

CLUSTERING

A form of planned development that concentrates buildings on a portion of the site (cluster area) to allow the remaining undeveloped land to be preserved to protect sensitive land areas, preserve historic or cultural resources, preserve agricultural operations, or provide passive open space and recreation.

COMMUNITY FACILITIES DISTRICT

Under the Mello-Roos Community Facilities Act of 1982 (Government Code Section 53311, et seq.), a legislative body may create within its jurisdiction a special district that can issue tax-exempt bonds for the planning, design, acquisition, construction, and/or operation of public facilities, as well as provide public services to district residents. Special tax assessments levied by the district are used to repay the bonds.

COMPATIBLE

The characteristics of different uses or activities or design that allow them to be located near or adjacent to each other in harmony. Some elements affecting compatibility include the following: height, scale, mass and bulk of structures, pedestrian or vehicular traffic, circulation, access and parking impacts, landscaping, lighting, noise, and odor. Compatibility does not mean “the same as.” Rather, it refers to the sensitivity of development proposals and limiting conflict with existing development. For instance, an apartment complex may be located next to a single family home if it addresses elements such as lighting, noise, and building mass along the shared property line.

COMPLETE STREETS

A transportation policy and design approach, as defined and required by California State law, that dictates streets to be planned, designed, operated, and maintained to provide safe mobility for all users, including bicyclists, pedestrians, transit vehicles, truckers, and motorists, appropriate to the function and context of the facility.

COUNTY

County with a capital “C” generally refers to the government or administration of a county. In this General Plan, “The County” generally refers to the County of Sacramento, either as a governmental agency or as a geographic area.



CRITICAL FACILITY

Facilities housing or serving many people, which are necessary in the event of an earthquake or flood, such as hospitals, fire, police, and emergency service facilities; utility “lifeline” facilities, such as water, electricity, and gas supply; sewage disposal; and communications and transportation facilities.

CUMULATIVE IMPACT

As used in CEQA, the total impact resulting from the accumulated impacts of individual projects or programs over time. (*See “California Environmental Quality Act.”*)

DB

Decibel; a unit used to express the relative intensity of a sound. Every increase of 10 dBA doubles the perceived loudness though the noise is actually ten times more intense.

DBA

The “A-weighted” scale for measuring sound in decibels; adjusts the effects of low and high frequencies in order to simulate human hearing.

DEDICATION

The turning over of private land by an owner or developer 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 made conditions of approval for a development by a city or county. Dedications may be required of an owner or developer as a substitute for a cash payment, and are usually calculated in dollars per lot, and referred to as in-lieu fees or in-lieu contributions.

DENSITY, RESIDENTIAL

The number of permanent residential dwelling units per acre of land. Densities specified in this General Plan may be expressed in units per gross acre. (*See “Acres, Gross.”*)

DEVELOPABLE ACRES, NET

(*See “Acres, Net.”*)

DEVELOPER

An individual or business that prepares raw land for the construction of buildings or causes to be built physical building space for use primarily by others, and in which the



preparation of the land or the creation of the building space is in itself a business and is not incidental to another business or activity.

DEVELOPMENT

Any building, construction, renovation, mining, extraction, dredging, filling, excavation or drilling activity or operation; or any material change in the use or appearance of any structure or in the land itself. Development activities include, but are not limited to, 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).

DEVELOPMENT AGREEMENT

A legislatively approved (with a recommendation from the Planning Commission) contract between a jurisdiction and a person having legal or equitable interest in real property within the jurisdiction (California Government Code Section 65864 et seq.); this document “freezes” certain rules, regulations, and policies applicable to development of a property for a specified period of time, usually in exchange for certain concessions by the owner.

DEVELOPMENT FEE

(See “Impact Fee.”)

DEVELOPMENT PROPOSAL

A plan for an area or tract of land submitted to the City for review and approval.

DISADVANTAGED UNINCORPORATED COMMUNITY

An area of inhabited territory located within an unincorporated area of a county with 10 or more dwelling units in close proximity in which the annual median household income is less than 80 percent of the Statewide median household income.

DRY SEWER

Public and/or private sewer facilities designed and constructed in accordance with standards and specifications for future connection into the public sanitary sewer system. The facilities are constructed from the future connection point in the existing public right-of-way or easement to each structure they serve. Sewer services are not operational at the time of construction and the pipe remains “dry” until public service is extended and connected to the improvements.

EASEMENT, CONSERVATION

A tool for acquiring open space with a less than full-fee purchase, whereby a public



agency buys only certain specific rights from the landowner. These may be positive rights (providing the public with the opportunity to hunt, fish, hike, or ride over the land), or restrictive rights (limiting the uses to which the landowner may devote the land in the future.)

EMISSION STANDARD

The maximum amount of pollutant legally permitted to be discharged from a single source, either mobile or stationary.

EROSION

- The loosening and transportation of rock and soil debris by wind, rain, or running water.
- The gradual wearing away of the upper layers of earth.

EVENT

As used in the Services, Health, and Safety Element of this General Plan, an event is an accidental release of a substance, material, or energy from a facility that may cause a hazardous physical effect beyond the exterior boundary of the facility. An event may occur as the end result of a series of related circumstances or actions; however, the individual circumstances or actions are not themselves considered events for the purposes of implementation of Services, Health, and Safety Element policies.

FEATHERING

Gradual transitions between land use or zoning densities to avoid conflicting adjacent land uses, typically resulting in adjacent densities that are less than one standard category higher or lower in density.

FIRE HAZARD SEVERITY ZONE

An area where, due to slope, fuel, weather, or other conditions, the potential loss of life and property from a fire necessitates special fire protection measures and planning before development occurs.

GREENFIELD; GREENFIELD DEVELOPMENT

A greenfield is a large area of open land (typically vacant or in agricultural production) where there has been very limited or no prior development. Greenfield development is development on undeveloped greenfield parcels.

HUMAN CAPITAL

The skills, knowledge, and experience possessed by an individual or population, viewed in terms of their value or cost to an organization or country.



IMPACT

The effect of any direct man-made actions or indirect repercussions of man-made actions on existing physical, social, or economic conditions.

IMPACT FEE

A fee, also called a development fee, levied on the project developer by a city, county, or other public agency as compensation for otherwise-unmitigated impacts the project will produce. California Government Code Section 66000 et seq. specifies that development fees shall not exceed the estimated reasonable cost of providing the service for which the fee is charged. To lawfully impose a development fee, the public agency must verify its method of calculation and document proper restrictions on use of the fund.

IMPERVIOUS SURFACE

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

INFILL DEVELOPMENT

Development of vacant land (usually individual lots or leftover properties) within areas that are already largely developed.

INTELLIGENT TRANSPORTATION SYSTEM (ITS)

An advanced information and telecommunications network which aims to provide innovative services relating to different modes of transport and traffic management and enable users to be better informed and make safer decisions.

INTENSITY, BUILDING

For residential uses, the actual number or the allowable range of dwelling units per net or gross acre. For nonresidential uses, the actual or the maximum permitted floor area ratios.

ISLANDING

The creation of an island of land surrounded by potential flood waters.

JOBS/HOUSING BALANCE; JOBS/HOUSING RATIO

The jobs/housing ratio divides the number of jobs in an area by the number of employed residents. A ratio of 1.0 indicates a balance. A ratio greater than 1.0 indicates a jobs-rich area, while less than 1.0 describes a housing-rich community with fewer available jobs for residents.



METRIC TON OF CARBON DIOXIDE EQUIVALENT (MTCO₂E) MITIGATE

To ameliorate, alleviate, or avoid to the extent reasonably feasible. Under CEQA, measures used to avoid or minimize impacts which have not been determined to be significant should not be considered or labeled “mitigation.” Avoidance measures are utilized to avoid potential adverse environmental effects which are otherwise not significant under CEQA.

MIXED USE, HORIZONTAL

A land use zone that combines single-use buildings on distinct parcels in a range of land uses within one block to achieve the goal of placemaking by bringing together complementary uses in one place.

MIXED USE, VERTICAL

A land use zone that combines different uses in the same building where lower floors should have more public uses with more private uses on the upper floors to allow multiple uses in one place.

NATIONAL ENVIRONMENTAL POLICY ACT (NEPA)

An act passed in 1974 establishing federal legislation for national environmental policy, a council on environmental quality, and the requirements for environmental impact statements.

NATIONAL FLOOD INSURANCE PROGRAM

A federal program that authorizes the sale of federally subsidized flood insurance in communities where such flood insurance is not available privately.

NATIONAL HISTORIC PRESERVATION ACT

A 1966 federal law that established a National Register of Historic Places and the Advisory Council on Historic Preservation, and that authorized grants-in-aid for preserving historic properties.

NATIONAL REGISTER OF HISTORIC PLACES

The official list, established by the National Historic Preservation Act, of sites, districts, buildings, structures, and objects significant in the nation’s history or whose artistic or architectural value is unique.

NATIVE PLANT OR ANIMAL

A plant or animal species that originates from a particular area.



NATURAL STATE

The condition existing prior to development.

NOISE CONTOUR

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

NONATTAINMENT

The condition of not achieving a desired or required level of performance. Frequently used in reference to air quality. (*See “Attainment.”*)

PEAK HOUR/PEAK PERIOD

For any given roadway, a daily period during which traffic volume is highest, usually occurring in the morning and evening commute periods. Under some conditions, the “peak hour” may stretch into a “peak period” of several hours in duration.

PERFORMANCE STANDARDS

Zoning regulations that permit uses based on a particular set of standards of operation rather than on particular type of use. Performance standards provide specific criteria limiting noise, air pollution, emissions, odors, vibration, dust, dirt, glare, heat, fire hazards, wastes, traffic impacts, and visual impact of a use.

PLACEMAKING

A multifaceted approach to the planning, design, and management of public spaces by focusing on the local community’s assets, inspiration, and potential, with the intention of creating public spaces that promote community health, enjoyment, and well-being.

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.

ROADWAY PERFORMANCE TARGETS (RPT)

A measure for proper maintenance and minimum thresholds for roadway capacity to allow efficient movement and safe travel spaces for all modes of travel.

SENSE OF PLACE

A unique collection of qualities and characteristics included in the design – visual, cultural, social, and environmental – that provide meaning to a location and



differentiate one area or entire city from another.

SPHERE OF INFLUENCE

The probable physical boundaries and service area of a local agency, as determined by the Local Agency Formation Commission of the County.

STANDARDS

A rule or measure establishing a level of quality or quantity that must be complied with or satisfied.

TRANSIT CORRIDOR

A geographic area that accommodates travel or potential travel.

TRANSPORTATION MODES

The various modes used for movement ranging from travel via air, water, rail, road, and off-road transport.

TRIP

A one-way journey that proceeds from an origin to a destination via a single mode of transportation; the smallest unit of movement considered in transportation studies. Each trip has one “production end” (the origin – often from home, but not always), and one “attraction end” (destination).

URBAN DESIGN

The attempt to give form, in terms of both beauty and function, to selected urban areas or to whole cities. Urban design is concerned with the location, mass, and design of various urban components and combines elements of urban planning, architecture, and landscape architecture.

URBAN SERVICES

Utilities (such as water, gas, electricity, and sewer) and public services (such as police, fire, schools, parks, and recreation) provided to an urbanized or urbanizing area.

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 City or County zoning ordinance and General Plan land use designations.

WATER-EFFICIENT LANDSCAPING



Landscaping designed to minimize water use and maximize energy efficiency.

WETLANDS

Transitional areas between terrestrial and aquatic systems where the water table is usually at or near the surface, or the land is covered by shallow water. Under a “unified” methodology now used by all federal agencies, wetlands are defined as “those areas meeting certain criteria for hydrology, vegetation, and soils.”

ZONING

The division of a city or county by legislative regulations into areas, or zones, which specify allowable uses for real property and size restrictions for buildings within these areas; a program that implements policies of the general plan.

ACRONYMS, ABBREVIATIONS, INITIALISMS

CALTRANS	California Department of Transportation
CAP	Climate Action Plan
CCSD	Cosumnes Community Services District
CEQA	California Environmental Quality Act
CIP	Capital Improvement Program
COA	Comprehensive Operational Analysis
DWR	Department of Water Resources
EGUSD	Elk Grove Unified School District
EGWD	Elk Grove Water District
FAR	Floor Area Ratio
FEMA	Federal Emergency Management Agency
GHG	Greenhouse Gases
HCV	Housing Choice Voucher
HUD	U.S. Department of Housing and Urban Development
LAFCo	Local Agency Formation Commission
LEED	Leadership in Energy and Environmental Design



LID	Low Impact Development
MS4s	Municipal Separate Storm Sewer Systems
MTCO ₂ e	Metric Ton of Carbon Dioxide Equivalent
MTP	Metropolitan Transportation Plan
NPDES	National Pollutant Discharge Elimination System
OHWD	Omochumne-Hartnell Water District
REGIONAL SAN	Sacramento Regional County Sanitation District
RHNA	Regional Housing Needs Allocation
RPT	Roadway Performance Targets
SACOG	Sacramento Area Council of Governments
SASD	Sacramento Area Sewer District
SCS	Sustainable Communities Strategy
SEPA	Southeast Policy Area
SOI	Sphere of Influence
SR	State Route
SPA	Special Planning Area
UPRR	Union Pacific Railroad
VMT	Vehicle Miles Traveled



Street in Elk Grove

