

A to Z

Glossary of Terms

There are two sections in this glossary of terms, “Abbreviations” and “Definitions of Specialized Terms and Phrases.” If an abbreviated term requires definition, it appears in both sections; therefore, some overlap of terms does occur.

A. Abbreviations

ABAG	Association of Bay Area Governments
ADA	Americans with Disabilities Act
ADT	average daily trips made by vehicles or persons in a 24-hour period
AG	agricultural (<i>in zoning designations</i>)
AHP	Affordable Housing Plan
ALS	advanced life support
ALUP	Airport/Compatibility Land Use Plan
AQAP	Air Quality Attainment Plan
AQMP	Air Quality Management Plan
BART	Bay Area Rapid Transit
BMP	best management practice
BRAC	Base Realignment and Closure Act of 1995
CAA	California Clean Air Act
CAC	Rio Vista Community Action Center
Caltrans	California State Department of Transportation
CBD	central business district
CCRC	California Community Reinvestment Corporation
CDBG	Community Development Block Grant
CEQA	California Environmental Quality Act
CHFA	California Housing Finance Agency
CHP	California Highway Patrol
CIP	Capital Improvement Program
City	City of Rio Vista
CMA	Congestion Management Agency
CMP	Congestion Management Program
CNEL	community noise equivalent level
CUPA	Certified Unified Program Agency
dB	decibels
dBA	“A-weighted” scale for measuring sound in decibels
DCB	Development Constraints & Boundaries
Delta	Sacramento-San Joaquin River Delta
DOF	U.S. Department of Finance
DOT	U.S. Department of Transportation
DPC	Delta Protection Commission
DSL	digital subscriber line

DWR	California Department of Water Resources
du/ac	dwelling units per acre
EIR	environmental impact report
EMS	Emergency Management Services
EMS	Emergency Medical Services
EMT	emergency medical technician
EPA	U.S. Environmental Protection Agency
EPS	Economic & Planning Systems, Inc.
FAR	floor area ratio
FBO	fixed base operator
FEMA	Federal Emergency Management Agency
FIRM	Flood Insurance Rate Map
FmHA	Farmers Home Administration
GPA	General Plan Amendment
gpm	gallons per minute
GPSC	General Plan Steering Committee
H&S	California Health and Safety Code
HCD	California Department of Housing and Community Development
Highway 12	State Route 12
HMBP	Hazardous Material Business Plan
HOA	Home Owners Association
HUD	U.S. Department of Housing and Urban Development
I-80	Interstate 80
IDB	industrial development bonds
IE	industrial/employment (<i>in zoning designations</i>)
ISO	Independent Systems Operator
ISO	Insurance Services Office
JPA	Joint Powers Authority
kV	kilovolt
LAFCO	Local Agency Formation Commission
Ldn	a day-night average sound level
LOMR	Letter of Map Revision
LOS	level of service
LPO	Local Planning Organization
LSRA	Local Sensitive Resources Area
LTF	Local Transportation Fund
MCC	Mortgage Credit Certificate
MG	manufacturing (<i>in zoning designations</i>)
mgd	million gallons per day
MIS	Major Investment Study
mph	miles per hour
MPO	Metropolitan Planning Organization
msl	mean sea level
MTC	Metropolitan Transportation Commission
MTP	Metropolitan Transportation Plan
MW	megawatt
NBA	North Bay Aqueduct

NC	neighborhood core (<i>in zoning designations</i>)
NO _x	nitrogen oxides
NPDES	National Pollutant Discharge Elimination System
NR	neighborhood residential (<i>in zoning designations</i>)
NRCS	U.S. Natural Resources Conservation Service (formerly the U.S. Soil Conservation Service)
NS/MXD	neighborhood service/mixed use (<i>in zoning designations</i>)
NWWTP	Northwest Waste Water Treatment Plant
OES	California State Office of Emergency Services
OPR	California State Office of Planning and Research
OSR	Open Space and Recreation
PF	Public Facilities and Services
PG&E	Pacific Gas and Electric Company
PHLF	Potrero Hills Landfill
PM ₁₀	particulate matter 10 microns or less in diameter
PSR	Project Study Report
PUD	planned unit development
RDUSD	River Delta Unified School District
RE	residential estate (<i>in zoning designations</i>)
RHND	Regional Housing Needs Determination
RTP	Regional Transportation Plan
RVFD	Rio Vista Fire Department
RVSS	Rio Vista Sanitation Service
RWQCB	Regional Water Quality Control Board
SAHF	Solano Affordable Housing Foundation
SCHA	Solano County Housing Authority
SD	special district (<i>in zoning designations</i>)
SEDCORP	Solano Economic Development Corporation
SECON	A. D. Seeno Development Company
SEMS	Standardized Emergency Management System
SLRA	sensitive local resource area
SOI	sphere of influence
SPCC	Spill Prevention, Control and Countermeasures
sq. ft.	square foot
STA	Solano Transportation Authority
STIP	State Transportation Improvement Program
TASAS	Traffic Accident Surveillance and Analysis System
Task Force	Highway 12 Safety Task Force
TCM	Transportation Control Measures
TDM	Transportation Demand Management
TDR	transfer of development right
TEA	Transportation Equity Act
TLC	Transportation for Livable Communities
TSM	Transportation System Management
UBC	Uniform Building Code
UGB	urban growth boundary
USDA	U.S. Department of Agriculture

B. Definitions of Specialized Terms and Phrases

ABAG. See *Association of Bay Area Governments*.

Accessibility. The relative ease with which a location can be reached via various modes of transportation.

“Active” parklands. See *Open Space Parklands, Types*.

Active recreation. See *Recreation, Active*.

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

ADT. see *Average Daily Trips*.

Aesthetics. The perception of artistic elements, or elements in the natural or built environment that are pleasing to the eye.

Affordability. Affordability, for the purpose of the Housing element analysis, is a function of two primary factors: (1) the proportion of total income a household is able to reasonably be expected to expend on housing costs and still meet other essential needs (e. g., the “overpayment” threshold); and (2) the cost of housing available, in the form of mortgage payments and taxes for owner occupants or monthly rent.

Affordability requirements. Provisions established by a public agency to require that a specific percentage of housing units in a project or development remain affordable to very-low- and low-income households for a specified period.

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 necessary to obtain housing.

Agricultural preserve. Land designated for agriculture conservation. Also see *Williamson Act*.

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

Agricultural easement. An easement to adjacent agricultural uses, similar to an aviation easement around airports, that may be considered as a mitigation measure for significant impacts to the agriculture-urban interface.

Agriculture-related business. Feed mills, dairy supplies, poultry processing, creameries, auction yards, veterinaries, and other businesses supporting local agriculture.

Air Quality Attainment Plan (AQAP). See *Yolo-Solano Air Quality Management District*.

Air Quality Management Plan (AQMP). See *Yolo-Solano Air Quality Management District*.

Airport/Land Use Compatibility Program (ALUP). The *Airport/Land Use Compatibility Plan (ALUP)*, which the Solano County Airport Land Use Commission adopted by ordinance in 1988, sets forth the criteria that the Commission will use in evaluating land use plans and development projects in the vicinity of the Rio Vista Airport.

Alleys. See *Street Classification System*.

Alluvial. Soils deposited by stream action.

Alquist-Priolo Special Studies Zone Act of 1972. This Act addresses areas identified by the State Geologist as likely to experience earthquakes. The Alquist-Priolo Act focuses on surface fault rupture and not shaking. It addresses earthquake safety in building permits and subdivision procedures by requiring project applicants to submit a registered geologist's report describing potential for onsite surface rupture. Rio Vista is not included within any special study area and, consequently, not subject to these requirements.

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

Ambient air quality. The atmospheric concentration (amount in a specified volume of air) of a specific compound as actually experienced at a particular geographic location that may be some distance from the source of the relevant pollutant emissions.

Ambient air quality standards. The prescribed level of pollutants in the outside air that cannot be legally exceeded during a specified time in a specified geographical area.

Ambient Noise Level. The composite of noise from all sources near and far. In this context, the ambient noise level constitutes the normal or existing level of environment noise at a given location.

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

Annexation. Annexation is the means by which an existing city extends its corporate boundaries. State law attempts to link local land use and open space policies to the annexation process, and requires the LAFCO to consider numerous factors in reviewing annexation proposals. Some of these factors include population density; land area and use; the need for organized community services; economic and social impacts on adjacent areas; conformity with LAFCO policies on providing planned, orderly, efficient patterns of urban development; and consistency with appropriate city or county general and specific plans. State law prohibits annexations by a city into more than one county.

Apartment. (1) One or more rooms of a building used as a place to live, in a building consisting of at least one other unit used for the same purpose. (2) A separate suite, not owner occupied, which includes kitchen facilities and is designed for and rented as the home, residence, or sleeping place of one or more persons living as a single housekeeping unit.

AQAP. See *Yolo-Solano Air Quality Management District*.

AQMP. See *Yolo-Solano Air Quality Management District*.

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.

Archeological. Relating to the material remains of past human life, culture, or activities.

Areas of concern. Not all lands in a planning area are necessarily designated for annexation into the city or SOI within the timeframe of the General Plan. A city's planning area may include unincorporated land in which both the city and county have an interest. Such unincorporated areas of common interest often are referred to as "areas of concern."

Army Base Reuse Master Plan. The *Army Base Reuse Master Plan* describes the potential opportunities and constraints associated with reuse of the former Army Reserve Base.

Arterial streets. See *Street Classification System*.

Article 34. This referendum is a provision in the State Constitution that requires obtaining voter approval before any public entity undertakes programs to own, manage, or finance housing where more than 49% of the units are set aside specifically for those in the low-income category.

Assisted housing. Generally multi-family rental housing, but sometimes single-family ownership units, whose construction, financing, sales prices, or rents have been subsidized by federal, state, or local housing programs, including, but not limited to Federal Section 8 (new construction, substantial rehabilitation, and loan management set-asides), Federal Sections 233, 236, and 202, Federal Section 221(d)3 (below-market interest rate program), Federal Section 101 (rent supplement assistance), CDBG, FmHA Section 515, multi-family mortgage revenue bond programs, local redevelopment and in-lieu fee programs, and units developed pursuant to local inclusionary housing and density bonus programs. By January 1, 1992, all California Housing Elements are required to address the preservation or replacement of assisted housing that is eligible to change to market rate housing by 2002.

Assisted unit. A housing unit that is currently bound, as a result of receiving financial assistance by federal, state, or local regulations, to remain affordable to lower income households.

Association of Bay Area Governments (ABAG). Comprehensive planning agency for the 100 cities and 9 counties of the San Francisco Bay Area; serves as the Metropolitan Planning Organization (MPO) for these counties; primarily addresses issues relating to land use, circulation, and air quality; prepares the Metropolitan Transportation Plan (MTP).

Assumptions. Assumptions are conditions, events, or forces that are expected to exist or occur no matter what we do in a particular planning effort.

Attainment area. An area that is in compliance with the national and/or California ambient air quality standards for a particular pollutant.

Average daily trips (ADT). The measurement of average daily trips made by a vehicle or person within a 24-hour period is determined by the number of residences taking direct access, the location of a segment or block within the development (i.e., how many other streets feed traffic onto the particular segment), and the directional preference of drivers to and from traffic attractors outside the block.

A-weighted decibel (dBA). A-weighting de-emphasizes low frequencies to better correlate with the response of the human ear to sound (i.e., the human ear is more sensitive to high frequencies). The zero on the dBA scale is based on the lowest sound level that the healthy, unimpaired human ear can detect. The dBA scale is a logarithmic rather than a linear measure of sound intensity; consequently, a 10-dBA sound level increase denotes a factor of 10 higher in intensity, while a 20-dBA increase denotes a factor of 100.

Base density. In residential density measurements, the base is an average density that each development project is expected to achieve. Each district has a base density range within which the overall average for the project is expected to fall. In nonresidential intensity measurements, the base density is the same except that the intensity measure is floor area ratio, rather than dwellings per acre.

Best management practice (BMP). BMPs required by Rio Vista are a set of measures recommended by the U.S. Natural Resources Conservation Service that prescribe approaches to design, construction, and maintenance techniques in order to ensure that development near a sensitive corridor would not cause or worsen natural hazards (e.g., erosion, sedimentation, flooding, and water pollution). Techniques include erosion and sediment control practices, such as hay bales, turbidity screens, temporary vegetation, and other management practices to minimize siltation, sedimentation, and erosion. Additional BMPs may include oil and sand separators, grassy swales, detention ponds, vegetative buffers, and other source control and treatment measures.

Bicycle lane (Class II route). See *Caltrans Bicycle Route Standards*.

Bicycle path (Class I route). See *Caltrans Bicycle Route Standards*.

Bicycle route (Class III route). See *Caltrans Bicycle Route Standards*.

Bikeways. A term that encompasses bicycle lanes, bicycle paths, and bicycle routes.

Buffer. A physical separation between activities to protect the public or adjacent uses.

Buffer zone. An area of land separating two distinct land uses that acts to soften or mitigate the effects of one land use on the other.

Buildout. Development of land to its full potential or theoretical capacity as permitted under current or proposed planning or zoning designations. The buildout year for the *Rio Vista General Plan 2001* is 2020.

California Administrative Code (Title 25) (California Code of Regulations). This code enforces the State’s noise guidelines for single-family attached units, apartments, hotels, and motels but not for single-family detached units. The guidelines recommend a maximum exterior noise level of 60 dBA (CNEL) for residential uses. If multi-family or single-family attached units are proposed in areas of potential incompatibility or in areas where future noise levels exceed 60 dBA (CNEL), they would be subject to Title 25—which requires a detailed noise analysis with recommended noise abatement measures, as required.

California Community Reinvestment Corporation. The Community Reinvestment Act, enacted by Congress in 1977, encourages local financial institutions to actively identify and help meet the credit needs of their communities. The California Community Reinvestment Corporation (CCRC) was established by a consortium of federally chartered banks in California and provides below-market-rate financing for the development of affordable housing.

California Environmental Quality Act (CEQA). A state law requiring state and local agencies to regulate activities with consideration for environmental protection. If a proposed activity has the potential for a significant adverse environmental impact, an environmental impact report (EIR) must be prepared and certified as to its adequacy before taking action on the proposed project. General Plans require the preparation of a “programmatic” EIR.

California Homeownership Assistance Program. The California Homeownership Assistance Program issues funds through the Department of Housing and Community Development (HCD) to pay for up to 49 percent of a home in return for equity participation. Commitments for the funds can be made to non-profit and for-profit developers of new construction.

California Housing Finance Agency. The California Housing Finance Agency (CHFA) issues tax-exempt bonds, through its Home Ownership Home Improvement Program, to provide low-interest financing for home purchase or rehabilitation by households in areas with a shortage of reasonably priced mortgage money, and in areas where revitalization is necessary. Private for-profit and non-profit sponsors of new construction are eligible to receive loan commitments through this program. In addition, CHFA issues Redevelopment Agency Senate Bill 99 bonds to provide long-term, low-interest loans to finance rehabilitation or new construction in specified areas.

California Public Utilities Code. Sections 21670 et seq. of the Public Utilities Code authorizes establishment of an airport land use commission and the formation of a comprehensive airport land use plan (ALUP) that will “protect public health, safety and welfare by ensuring the orderly expansion of airports and the adoption of land use measures that minimize the public’s exposure to excessive noise and safety hazards within areas around public airports to the extent that these areas are not already devoted to incompatible uses.” The Rio Vista General Plan and specific plans must be consistent with the ALUP, or the governing body of the local jurisdiction must take specific steps to override the commission’s recommendations.

California Vehicle Code. This code sets noise emission standards for new vehicles, including autos, trucks, motorcycles, and off-road vehicles. Performance standards also apply to all vehicles operated on public streets and roadways. Section 216 of the Streets and Highways Code regulates traffic noise received at schools near freeways. The California Highway Patrol (CHP) enforces these standards on local freeways.

Caltrans bicycle route standards

Class I route. Off-street pathways. These pathways are entirely separated from street traffic (at least several feet from curb), with 4 feet per lane on two-way facilities; if combined with pedestrian use, an additional 2.4 feet in width is necessary. May also be entirely removed from the street network. Preferred locations are in natural and scenic areas, within the major trails and pathways shown in Figure 8-6 and within the right-of-way or adjacent to heavily traveled streets.

Class II route. Striped, separate lane on the street surface. The minimum width is 6 feet from the face of curb on each side of the street; or a 4-foot striped lane on the inside of the parking area, where on-street parking is allowed. (NOTE: Some communities adopt a standard for the striped lane to the outside of the parking area and/or vary the required lane width.) This typically occurs on a collector or arterial street, where there is greater roadway width and vehicular traffic volume is higher. Striping also is appropriate on local streets that provide connections to destinations such as schools, commercial centers, and the riverfront.

Class III route. Signed routes along local streets. These routes are established along through routes or local streets likely to be used by bicyclists where a path or lane is not feasible. They alert motorists to the likelihood of bicyclists sharing the roadway. These routes also may indicate a preferred route for bicyclists to use, such as a direct route to a school. Class III routes are established by placing Bike Route signs along the roadway.

Capital Improvement Program (CIP). A program, administered by a city or county government, which schedules permanent improvements, usually for a minimum of 5 years in the future, to fit the projected fiscal capability of the local jurisdiction. The program generally is reviewed annually, for conformance to and consistency with the General Plan.

Carbon dioxide (CO₂). A colorless, odorless, non-poisonous gas that is a normal part of the atmosphere.

Carbon monoxide (CO). A colorless, odorless gas resulting from incomplete combustion of fossil fuels. CO interferes with the blood's ability to carry oxygen to the body's tissues and results in numerous adverse health effects.

CC&Rs. See *Covenants, Conditions, and Restrictions*.

CDBG. See *Community Development Block Grant*.

CEQA. See *California Environmental Quality Act*.

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

Certified Unified Program Agency (CUPA). See *Chapter 6.95 of the California Health and Safety Code*.

Chapter 6.95 of the California Health and Safety Code. This chapter requires all business that store above 55 gallons, 500 pounds, or 200 cubic feet of a hazardous material to report the quantity and locations of hazardous materials to the regulatory authority on an annual basis. This plan is referred to as the Hazardous Material Business Plan (HMBP) and includes a Consolidated Contingency Plan or Emergency Response Plan. The regulatory authority, or the Certified Unified Program Agency (CUPA), in Solano County is Solano County Department of Environmental Management. All hazardous materials sites generally are inspected annually by Solano County.

CIP. See *Capital Improvement Program*.

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

City limits. This corporate boundary defines the area in which Rio Vista has authority to legislate and govern. Local government has the primary responsibility for the planning and regulation of land uses within its city limits.

Class I route (bicycle path). See *Caltrans Bicycle Route Standards*.

Class II route (bicycle lane). See *Caltrans Bicycle Route Standards*.

Class III route (bicycle route). See *Caltrans Bicycle Route Standards*.

Clustered development. Development in which a number of dwelling units are placed in closer proximity than usual or are attached, with the purpose of retaining an open space.

CMP. See *Congestion Management Plan*.

CNEL. See *Community Noise Equivalent Level*.

CO. See *Carbon Monoxide*.

CO₂. See *Carbon Dioxide*.

Collectors. See *Street Classification System*.

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

Community-based. The Rio Vista General Plan is both general and specific. For example, the Land Use element provides general land use designations and densities but relies on the Zoning Ordinance for implementation. Other elements, for example Community Character and Design, Open Space and Recreation, and Circulation, furnish more specific design guidelines and performance standards that are needed to ensure the goals of the General Plan are met.

Community Development Block Grant (CDBG). The CDBG program is a major federal program available to assist local government in the development of affordable housing. Funds

are used to encourage the construction of low-income housing, including funding non-profit corporations in their housing construction projects to acquire or write-down the cost of land for residential units of low- and moderate-income households and infrastructure improvements to assist in the construction of affordable housing.

Community noise equivalent level (CNEL). The average equivalent sound level during a 24-hour day, obtained after addition of approximately 5 decibels to sound levels in the evening from 7:00 PM to 10:00 PM and 10 decibels to sound levels in the night before 7:00 AM and after 10:00 PM.

Community park. See *Park, Types*.

Comprehensive. The Plan provides direction to coordinate all major components of the community's physical development.

Congestion Management Plan (CMP). A mechanism employing growth management techniques, including traffic level of service requirements, standards for public transit, trip reduction programs involving transportation systems management and jobs/housing balance strategies, and capital improvement programming, for the purpose of controlling and/or reducing the cumulative regional traffic impacts of development. AB 1791, effective August 1, 1990, requires all cities, and counties that include urbanized areas, to adopt by December 1, 1991, and annual update a CMP.

Conservation. The maintenance of housing affordability through the use of various programs aimed at either reducing rents or preventing the units from being converted to uses other than affordable housing.

Consistency. The state of being free from variation or contradiction; consistency of a proposed project is the degree to which it complies with the General Plan policies and overall intent of the Plan; the project must represent a balanced compliance with all of the General Plan policies. State law requires consistency between a General Plan and implementation measures such as the zoning ordinance.

Constraints. Constraints are physical, economic, social, or political circumstances that impede or make more difficult the response to an issue.

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 boundaries).

Covenants, conditions, and restrictions (CC&Rs). A term used to describe restrictive limitations that may be placed on property and its use, and which usually are made a condition of holding title or lease.

Criterion. A standard upon which a judgment or decision may be based. Also see *Standards*.

Cross streets. Streets that connect blocks but to which no lots take direct access. These streets are typically short segments crossing with no more than two or three intersections.

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

CUPA. See *Chapter 6.95 of the California Health and Safety Code*.

Day-night average sound level (L_{dn}). The average equivalent sound level during a 24-hour day, obtained after addition of 10 decibels to sound levels in the night after 10:00 PM and before 7:00 AM.

dB. See *Decibel*.

dBA. See *A-weighted decibel*.

Decibel (dB). A unit for describing the amplitude of sound, equal to 20 times the logarithm to the base 10 of the ratio of the pressure, which is 20 micropascals (20 micronewtons per square meter).

Delta Fire Protection District. Locates fire protection facilities and provides emergency medical, fire suppression, and protection services as needed to serve developed and undeveloped areas.

Delta Protection Act of 1992. The California State Legislature passed the Delta Protection Act of 1992, which created the Delta Protection Commission (DPC) to provide regional coordination of the Primary Zone of the legal Delta. The DPC developed a long-term *Land Use and Resource Management Plan* for the 487,265-acre Primary Zone of the Delta, which constitutes 71 percent of the legal Delta (Delta Protection Commission, 1995). As stated in the Act, the goals of the management plan are to “protect, maintain, and, where possible, enhance and restore the overall quality of the delta environment, including, but not limited to agriculture, wildlife habitat, and recreational activities.” The Delta Protection Act of 1992 acknowledges that agricultural land within the Delta is of significant value as open space and habitat for waterfowl using the Pacific Flyway. All DPC lands within the Rio Vista Planning Area are classified as part of the Primary Zone.

Delta Protection Commission. See *Delta Protection Act of 1992*.

Density. The average number of families, persons, or housing units per unit of land; usually density is expressed “per acre.” Thus, the density of a development of 300 units occupying 40 acres is 7.5 units per acre.

Density bonus. The allocation of development rights that allow a parcel to accommodate additional square footage or additional residential units beyond the maximum for which the parcel is zoned, usually in exchange for the provision of affordable housing or preservation of an amenity at the same site or at another location. Under California law, a housing development that provides 20 percent of its units for lower income households, or 10 percent of its units for very-low-income households, or 50 percent of its units for seniors is entitled to a density bonus. Also see *Transfer of Development Rights*.

Density transfer. A way of retaining open space by increasing densities—usually in compact areas adjacent to existing urbanization and utilities—while leaving historic, sensitive, or hazardous areas unchanged. In some jurisdictions, for example, developers can buy development rights of properties targeted for public open space and transfer the additional density to the base number of units permitted in the zone in which they propose to develop.

The City will permit a transfer from any required agricultural buffer area to other parts of the development. It is the City’s intent that the density resulting from the transfer will not exceed the mapped density permitted by the residential land use designation on the portion of the property adjoining the buffer. The transferable density for any given site may be less than the maximum if the City determines that the land is incapable of accommodating the maximum density because of slope, geologic hazard, or other environmental factors.

Design review; design control. The comprehensive evaluation of a development and its impact on neighboring properties and the community as a whole, from the standpoint of site and landscape design, architecture, materials, colors, lighting, and signs, in accordance with a set of adopted criteria and standards. “Design Control” requires that certain specific things be done and that other things not be done. Design Control language is most often found within a zoning ordinance. “Design Review” usually refers to a system set up outside of the zoning ordinance, whereby projects are reviewed against certain standards and criteria by a specially established design review board or committee.

Destination retail. Retail businesses that generate a special-purpose trip and that do not necessarily benefit from a high-volume pedestrian location.

Developable land. Land that is suitable as a location for structures and that can be developed free of hazards to, and without disruption of or significant affect on, natural resource areas.

Development. The physical extension or construction of urban land uses. Development activities include: subdivision of land; construction or alteration of structures, roads, utilities, and other facilities; installation of septic systems; grading; deposit of refuse, debris, or fill materials; and clearing of natural vegetative cover (with the exception of agricultural activities). Routine repair and maintenance activities are exempted.

Downtown Marketing and Design Study. The *Downtown Marketing and Design Study* establishes a specific land use, design, marketing, and financing plan for revitalization and economic development in the historic downtown core.

DPC. See *Delta Protection Act of 1992*.

du/ac. See *Dwelling units per acre*.

Dwelling unit. A room or group of rooms (including sleeping, eating, cooking and sanitation facilities, but not more than one kitchen), which constitutes an independent housekeeping unit, occupied or intended for occupancy by one household on a long-term basis.

Dwelling units per acre (du/ac). In residential density measurements, the number of homes, apartments, condominium units, or other types of living unit on an acre of land. Most

references for General Plan purposes are *gross density*, or the number of units on all residential land area within the project or district, including streets, parks, and other open space.

Easement. Usually the right to use property owned by another for specific purposes or to gain access to another property. For example, utility companies often have easements on private property of individuals to be able to install and maintain utility facilities.

Emission rates. The amount of pollutants emitted during a particular period.

Endangered species. See *Special-Status Species*.

Environmental impact report (EIR). A report required of General Plans by CEQA, which assesses all the environmental characteristics of an area and determines what effects or impacts will result if the area is altered or disturbed by a proposed action. Also see *California Environmental Quality Act (CEQA)*.

Expressway. See *Street Classification System*.

Equivalent sound level (L_{eq}). The sound level containing the same total energy as a time-varying signal over a given sample period. L_{eq} is typically computed over 1, 8, and 24-hour sample periods.

FAR. See *Floor Area Ratio*.

Farmers Home Administration (FmHA). A federal agency providing loans and grants for improvement projects and low-income housing in rural areas.

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

Feasible. Capable of being done, executed, or managed successfully from the standpoint of the physical or financial abilities of the implementer(s).

Federal Home Loan Bank Board. The Federal Home Loan Bank Board established the Affordable Housing Plan (AHP), which provides grants for the development of affordable rental housing.

FIRM. See *Flood Insurance Rate Map*.

Flood, 100-year. The magnitude of a flood expected to occur on the average every 100 years, based on historical data. The 100-year floodplain has a 1/100 or 1 percent chance of occurring in any given year.

Flood Insurance Rate Map (FIRM). For each community, the official map on which the Federal Insurance Administration has delineated areas of special flood hazard and the risk premium zones applicable to that community. Also see *National Flood Insurance Program*.

Floodplain. The relative level land area on either side of the banks of a stream regularly subject to flooding. That part of the floodplain subject to a one-percent chance of flooding in any given

year is designated as an “area of special flood hazard” by the Federal Insurance Administration. Also see *Flood, 100-Year*.

Floodway. The channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the “base flood” without cumulatively increasing the water surface elevation more than 1 foot. No development is allowed in floodways.

Floor area ratio (FAR). In nonresidential intensity measurements, the FAR is expressed in a percentage or decimal; this measure indicates the amount of building floor area on a parcel of land or area. The higher the FAR, the greater the range of activities possible and the more likely that multiple shopping tasks or errands will be accomplished with one auto trip (“park once”).

A typical single-story suburban shopping center has a FAR of 0.2–0.25, or 20–25 percent of the total site. A 10-acre parcel (435,600 sq. ft.) would yield about 80,000–100,000 sq. ft. of commercial space.

A small downtown shopping district may have FARs on individual parcels as high as 2.0, or 200 percent of the site area, since parking is often in public lots or onstreet and most of the parcel is covered by two or more floors of building.

FmHA. See *Farmers Home Administration*.

Freeway. See *Street Classification System*.

Geological. Pertaining to rock or solid matter.

General plan. The General Plan is a document prepared under provisions of State law which describes and documents a community’s decisions concerning its future.

Goals. Goals state the overall desired conditions that the City would like to achieve as part of its vision. Goal statements are general.

Gross developable acres. The land remaining after overhead power lines and their easements, areas within the designated 100-year floodplain, and any lands not designated for residential uses are subtracted.

Gross income. Total income before taxes or other deductions.

Groundwater. Water under the earth’s surface, often confined to aquifers capable of supplying wells and springs.

Groundwater recharge. The natural process of infiltration and percolation of rainwater from land areas or streams through permeable soils into water-holding rocks that provide underground storage. Also see *Aquifer*.

Guidelines. Policy statements that provide a set of detailed instructions about how to conduct some aspect of land use or design regulation.

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

Hazardous material. Any substance that, because of its quantity, concentration, or physical or chemical characteristics, poses a significant present or potential hazard to human health and safety or to the environment if released into the workplace or environment. The term includes, but is not limited to, hazardous substances and hazardous wastes.

Hazardous Material Business Plan (HMBP). See *Chapter 6.95 of the California Health and Safety Code*.

HCD. See *Housing and Community Development Department of the State of California*.

Helen Madere Bridge. Also known as the *Rio Vista Bridge*.

Herbaceous upland. Annual grassland is found primarily on the broad, gentle interior slopes of the perimeter levees.

Historic. Associated with an important local, state, or national event, or representing an outstanding example of an architectural period.

HMBP. See *Chapter 6.95 of the California Health and Safety Code*.

HOME Program, The. Administered through HCD, the HOME Program provides a matching grant of up to \$1 million for projects that are at least 20 percent affordable to lower income households.

Household. All those person—related or unrelated—who occupy a single housing unit. Also see *Affordability*.

Housing and Community Development Department of the State of California (HCD). The state agency that has principal responsibility for assessing, planning, for, and assisting communities to meet the needs of low- and moderate-income households.

Housing Authority, Local (LHA). A local housing agency is established in state law, subject to local activation and operation. Originally intended to manage certain federal subsidies, but vested with broad powers to develop and manage other forms of affordable housing. Vallejo Housing Authority and Solano County Housing Authority are examples of local housing authorities.

Housing and Urban Development (HUD). A cabinet-level department of the federal government that administers housing and community development programs.

Housing costs. Principal, interest, taxes, and insurance payments paid by the homeowner; rent payment and utilities paid by the renter.

HUD. See *Housing and Urban Development*.

Hydrocarbons (Natural Gas) Ordinance. The City's Hydrocarbons (Natural Gas) Ordinance regulates the drilling and production operation through the Conditional Use Permit process, in order "to promote the economic recovery of natural gas in a manner compatible with surrounding land uses and protection of public health and safety."

Impact. The effect of any direct human actions or indirect repercussions of human actions on existing physical, social, or economic conditions.

Implementing actions. More specific and include precise actions to achieve the stated policies. Implementing actions include who is responsible, when the action will be implemented, how the action will be funded, and a quantified objective (if applicable.) Each element contains one or more components structured in a similar manner.

Income categories. The City recognizes five income categories, which are described below.

- **Very low income.** Household income is 50 percent or less of the median income for a household of similar size.
- **Low income.** Household income is between 50 and 80 percent of the median income for a household of similar size.
- **Middle income.** Household income is between 80 and 100 percent of the median income for a household of similar size.
- **Moderate income.** Household income is between 100 and 120 percent of the median income for a household of similar size.
- **Above-moderate income.** Household income is greater than 120 percent of the median income for a household of similar size.

Industrial. The manufacture, production, and processing of consumer goods. Industrial is often divided into "heavy industrial" uses, such as construction yards, quarrying, and factories; and "light industrial" uses, such as research and development and less-intensive warehousing and manufacturing.

Infill development. Development of vacant land (usually individual lots or left-over properties) within areas that are already largely developed.

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

Inter-agency. Indicates cooperation between or among two or more discrete agencies in regard to a specific program.

Intermittent stream. A stream that normally flows for at least 30 days after the last major rain of the season and is dry a large part of the year. Also see *Perennial Stream*.

JPA. See *Joint Powers Authority*.

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 that serves both units.

LAFCO. See *Local Agency Formation Commission*.

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

L_{dn}. See *Day-Night Average Sound Level*.

L_{eq}. See *Equivalent Sound Level*.

Level of service (LOS). Roadway operations are described in terms of level of service (LOS). LOS can be expressed as a quantitative measure and as a qualitative experience. The quantitative description focuses on how long drivers may have to wait to get through an intersection or the speed at which they can travel on a street. The qualitative measure focuses on how drivers perceive their driving experience.

- **Level of service A.** Indicates relatively free flow of traffic, with little or no limitations on vehicle movement or speed.
- **Level of service B.** Describes a steady flow of traffic, with only slight delays in vehicle movement and speed. All queues clear in one signal cycle.
- **Level of service C.** Denotes a reasonably steady, high-volume flow of traffic, with some limitations on movement and speed, and occasional backups on critical approaches.
- **Level of service D.** Denotes the level where traffic nears an unstable flow. Intersections still function but short queues develop and cars may have to wait through one signal cycle during short peaks.
- **Level of service E.** Describes traffic characterized by slow movement and frequent (although momentary) stoppages. This type of congestion is considered severe but is not uncommon at peak traffic hours, with frequent stopping, long-standing queues, and blocked intersections.
- **Level of service F.** Describes unsatisfactory stop-and-go traffic characterized by “traffic jams” and stoppages of long duration. Vehicles at signalized intersections usually have to wait through one or more signal cycles, and “upstream” intersections may be blocked by the long queues.

LHA. See *Housing Authority, Local*.

Linkage. With respect to jobs and housing balance, a program designed to offset the impact of employment on housing need within a community, whereby project approval is conditioned on the provision of housing units or the payment of an equivalent in-lieu fee. The linkage program

must establish the cause-and-effect relationship between a new commercial or industrial development and the increased demand for housing.

Local Agency Formation Commission (LAFCO). A LAFCO is a local planning and regulatory authority empowered to review, and to approve or deny, local boundary changes and municipal reorganizations. LAFCO evaluates requests for changes to a city's sphere of influence (SOI) in terms of the present and planned uses for the area, the present and probable need for public facilities and services in the area, the capacity of the municipality to serve the area, and the impact of the change on any social or economic communities of interest in the area. In addition, applications are evaluated as to their consistency with policies and standards of Solano and Sacramento Counties for both annexations and amendments to municipal SOI boundaries. The Rio Vista City Council and Solano County LAFCO must approve all requests for annexation. The local LAFCO is made up of two members of the Solano County Board of Supervisors, two members who represent the seven incorporated cities in Solano County, and one independent public member.

Local roads. See *Street Classification System*.

Long-range. However imperfect the vision of the future, almost any development decision has effects lasting more than 20 years. To create a useful context for development decisions, the General Plan looks toward the year 2020 and beyond.

Low income. See *Income Categories*.

Manufactured housing. Residential structures that are constructed entirely in the factory, and that since June 15, 1976, have been regulated by the federal Manufactured Home Construction and Safety Standards act of 1974 under the administration of the U.S. Department of Housing and Urban Development (HUD). Also see *Mobile Home*.

Marsh. Usually an area periodically or permanently covered with shallow water, either fresh or saline. Any area designated as marsh or swamp on the largest scale U.S. Geological Survey topographic map most recently published.

Mean sea level. The average altitude of the sea surface for all tidal stages.

Median income. The income level at which 50 percent of total households earn more and 50 percent of the households earn less.

Metropolitan Planning Organization (MPO). See *Association of Bay Area Governments (ABAG)*.

Metropolitan Transportation Plan (MTP). See *Association of Bay Area Governments (ABAG)*.

Middle income. See *Income Categories*.

Minor/limited residential streets. generally have parking only on one side, due to elements being present to reduce the need for on-street parking. This allows a narrower street with a lower design speed (15 mph) that is expected to accommodate less than 500 ADT.

Mitigate. To ameliorate, alleviate, or avoid to the extent reasonably feasible. According to CEQA, mitigations include: (1) avoiding an impact by not taking a certain action or parts of an action; (2) minimizing an impact by limiting the degree or magnitude of the action and its implementation; (3) rectifying an impact by repairing, rehabilitation, or restoring the environment affected; (4) reducing or eliminating an impact by preserving and maintaining operations during the life of the action; (5) compensating for an impact by replacing or providing substitute resources or environments.

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.

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

Moderate income. See *Income Categories*.

Monitoring program. The measures the City will implement in updating the needs and gauging the success of its housing programs.

Mortgage Credit Certificate Program. The Mortgage Credit Certificate (MCC) Program was authorized by Congress in the Tax Reform Act of 1984. The program issues federal income tax credits for qualifying first-time homebuyers and thereby increases their ability to make payments on a home.

MPO. See *Association of Bay Area Governments (ABAG)*.

MTP. See *Association of Bay Area Governments (ABAG)*.

Multi-family unit. A complex containing three or more family living units, including group quarters. Also see *Residential, Multiple Family*.

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. Also see *Flood Insurance Rate Map (FIRM)*.

National Register of Historic Places (NRHP). 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.

Neighborhood. An area with a distinct identity owing to natural or artificial boundaries, the character of land uses in that area, and transportation patterns. a neighborhood may or may not have precise boundaries.

Neighborhood park. See *Park, Types*.

Net density. In residential density measurements, the number of units per acre after deducting the area set aside for public streets, parks, easements, and nonresidential land uses from the overall site. In nonresidential intensity measurements, the net density is the same except that the intensity measure is floor area ratio, rather than dwellings per acre.

Nitrogen oxides (NO_x). A combination of nitric oxide (NO) and nitrogen dioxide (NO₂). NO_x is typically generated during combustion processes and is a major contributor to smog formation and acid deposition.

NO_x. See *Nitrogen Oxides*.

Noise. Any sound that is undesirable because it interferes with speech and hearing, or is intense enough to damage hearing, or is otherwise annoying. Noise, simply, is “unwanted sound.”

Noise attenuation. Reduction of the level of a noise source using a substance, material, or surface, such as earth berms or solid concrete walls.

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

Noise exposure contours. Lines drawn about a noise source indicating constant levels of noise exposure. CNEL and L_{dn} contours are frequently utilized to describe community exposure to noise.

Noise Exposure Contours and the California Noise Insulation Standards, The. The California Noise Insulation Standards (Title 25 of the California Government Code) for multi-family dwellings require an acoustical report for dwellings proposed in areas where the L_{dn} exceeds 60 dBA. The purpose of the acoustical report is to demonstrate the manner by which the development will meet the standards for interior noise levels. If noise measurements show that the on-site L_{dn} exceeds 60 dBA, an acoustical report will be required.

NRHP. See *National Register of Historic Places*.

Objective. A specific statement of desired future condition toward which the City or County will expend effort in the context of striving to achieve a broader goal. An objective should be achievable and, where possible, should be measurable and time-specific. The State Government Code (Section 65302) requires that General Plans spell out the “objectives,” principles, standards, and proposals of the General Plan. “The addition of 100 units of affordable housing by 1995” is an example of an objective.

Open space. An area with few or no paved surfaces or buildings, which may be primarily in its natural state or improved for use as a park.

Open space parklands, types

“Active” parklands. Traditional parklands refer to open space that provides a variety of active facilities for City residents. These sites are generally the type of facilities most people envision when describing a park. Traditional parklands typically include facilities such as ball fields, multi-use turf areas, hard Court areas, and picnic tables.

“Open space or passive” parklands. Non-traditional parklands refer to open space areas such as vernal pool preserves, riparian areas, and marshlands. Passive parklands may also include areas with unique topographical features or portions of gas well site. These lands may be used as passive recreational areas for visual and aesthetic enjoyment.

“Open space or passive” parklands. See *Open Space Parklands, Types*.

Ozone (O₃). A pungent, pale-blue reactive gas consisting of three oxygen atoms. Ozone is the product of the photochemical process involving solar energy and is a major component of photochemical smog.

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

Parks, types

Neighborhood park. A neighborhood park can generally be defined as a landscaped park of limited size for passive recreation of all ages, but with designated active areas. Neighborhood parks provide scenic and aesthetic value. Typical improvements found at neighborhood parks include athletic fields, multi-use turf areas, hard courts and playground equipment. Neighborhood parks fall into two categories: those located adjacent to school sites and those that are not. In general, facilities located adjacent to school sites are larger (typically 6-8 acres) and provide more active facilities; while those located away from school sites are smaller (generally 1-5 acres) and provide more passive facilities, such as picnicking, turf areas, and some natural areas. Neighborhood parks serve the recreational needs of people living within a one-quarter-mile radius (5 minutes walking distance). This park type includes small “neighborhood squares” or “mini-parks” of 2 acres or less.

Community park. A community park provides recreational opportunities beyond those supplied by neighborhood parks and is usually larger than a neighborhood park (typically 10-20 acres or more but can be smaller if community facilities are located there).

Regional park. Regional parks are identified as unique recreational centers that serve the entire urban population. These extensive park areas provide service and facilities that are specialized or of regional interest.

Particulate matter 10 microns or less in diameter (PM₁₀). An air pollutant consisting of solid or liquid matter, such as dust, soot, aerosols, fumes, and mists less than 10 microns in size. PM₁₀ causes visibility reduction and adverse health effects.

Passive recreation. See *Recreation, Passive*.

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. Where “F” Levels of Service are encountered, the “peak hour” may stretch into a “peak period” of several hours duration.

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

Perennial stream. A stream that normally flows throughout the year. Also see *Intermittent Stream*.

Planning area. A city’s planning area is distinct from its jurisdictional limits. Since the general plan is a policy document with a long-term perspective, a city’s general plan logically may include adjacent territory that the city ultimately expects to annex or serve, or that is of particular interest to the city.

PM₁₀. See *Particulate matter 10 microns or less in diameter*.

Policies. indicate an action or direction that the City must take as a step toward achieving the desired condition or goal. Policies are more specific statements of how a goal will be interpreted or implemented. Policies may include guidelines, standards, and maps.

Pollutant. Any introduced gas, liquid, or solid that makes a resource unfit for its normal or usual purpose.

Pollution. The presence of matter or energy whose nature, location, or quantity produces undesired environmental effects.

Predevelopment Loan Program. The Predevelopment Loan Program provides loans through HCD to local governments, housing authorities, or non-profit corporations for site acquisition and preparation, fees, and bonding expenses. A separate fund is also available to the same entities for land purchase in urban and rural areas.

Primary zone. See *Delta Protection Act of 1992*.

Principles. Principles are directly related to the community issues and concerns identified through the Town Hall meetings.

Program. An action, activity, or strategy carried out in response to an adopted policy in order to achieve a specific goal or objective. Policies and programs establish the “who,” “how,” and “when” for carrying out the “what” and “where” of goals and objectives.

Public and quasi-public facilities. Institutional, academic, governmental, and community service uses, either publicly owned or operated by non-profit organizations.

Public transit. See *Transit, Public*.

Rare species. See *Special-Status Species*.

Reactive organic gas (ROG). Any gaseous compound containing carbon except methane, carbon monoxide, carbon dioxide, carbonic acid, metallic carbides, carbonates, ammonium carbonates, and halogenated hydrocarbons. ROG are one of the two classes of compounds (the other is NO_x) that are precursors to the formation of ozone.

Reclamation. The reuse of resources, usually those present in solid wastes or sewage.

Recreation, active. A type of recreation or activity that requires the use of organized play areas, including, but not limited to, softball, baseball, football and soccer fields, tennis and basketball courts, and various forms of children's play equipment.

Recreation, passive. Type of recreation or activity that does not require the use of organized play areas. For example, bird watching.

Regional. Pertaining to activities or economics at a scale greater than that of a single jurisdiction, and affecting a broad geographic area.

Regional park. See *Park, Types*.

Regional Transportation Plan (RTP). See *Solano Transportation Authority (STA)*.

Regulation. A rule or order prescribed for managing government.

Rental Housing Construction Program. The Rental Housing Construction Program is administered through HCD and provides funds to develop rental housing, primarily for low-income groups, through local agencies or the CHFA.

Rental housing tax credits. Rental housing tax credits are available to developers of rental housing that are affordable to households earning no more than 60 percent of median income (the "lower third" of the low-income group and all of the very-low-income group). Tax credits represent the federal government's largest effort to assist in the development of housing affordable to low-income households. The tax credits enable the owner of a rental complex that is affordable to low-income households to take an annual tax credit equal to 9 percent of the depreciable basis of the complex against the owner's federal tax obligation for up to 10 years.

Residential, multiple family. Usually three or more dwelling units on a single site, which may be in the same or separate buildings. Also see *Multi-Family Unit*.

Residential, single family. A single dwelling unit on a building site. Also see *Single-Family Dwelling, Attached* and *Single-Family Dwelling, Detached*.

Residential streets. are expected to provide parking on both sides and carry traffic volumes of 500 average daily trips (ADT) or more. Also see *Street Classification System*.

Retrofit. To add materials or devices to an existing building or system to improve its operation, safety, or efficiency. Buildings have been retrofitted to use solar energy and to strengthen their ability to withstand earthquakes, for example.

Reverse annuity mortgage. The creation of a home equity conversion program (reverse annuity mortgage) would work in conjunction with local financial institutions to allow elderly homeowners a method of extracting equity out of their homes for repairs and as supplemental income.

Rezoning. An amendment to the map or text of a zoning ordinance to affect a change in the nature, density, or intensity of uses allowed in a zoning district or on a designated parcel or land area.

Richter scale. A measure of the size or energy release of an earthquake at its source. The scale is logarithmic; the wave amplitude of each number on the scale is 10 times greater than the previous whole number.

Right-of-way. A strip of land occupied or intended to be occupied by certain transportation and public use facilities, such as roadways, railroads, and utility lines.

Rio Vista Bridge. Also known as the *Helen Madere Bridge*.

Rio Vista Principles. The Rio Vista Principles are directly related to the community issues and concerns identified through the Town Hall meetings. Some of these principles are closely related to the *Ahwahnee Principles* established by the Congress for the New Urbanism in 1995. Most are derived from Rio Vista's own community concerns. The principles frame the goals and policies of the *Rio Vista General Plan 2001*.

Rio Vista Redevelopment Plan. The *Rio Vista Redevelopment Plan* was adopted to eliminate blight in the older sections of the City through revitalization of the historic downtown and redevelopment of the former airport site (Rio Vista Business Park), the waterfront, and other affected areas.

Riparian. Referring to the wildlife and vegetation associated with a river or stream.

Riparian habitat. Riparian habitat is associated with areas at the margins of perennial and intermittent streams, rivers, and other water bodies that have abundant soil moisture.

River Delta School District. Plans for and provides school facilities as needed to accommodate population growth.

ROG. See *Reactive Organic Gas*.

RTP. See *Solano Transportation Authority (STA)*.

Runoff. That portion of rain or snow that does not percolate into the ground and is discharged into streams instead.

Sanitary landfill. The controlled placement of refuse within a limited area, followed by compaction and covering with a suitable thickness of earth and other containment material.

Second unit. An attached or detached dwelling unit, which provides complete and independent living facilities ancillary to a main dwelling unit on the same premises. A second unit includes permanent independent facilities for eating, sleeping, cooking, and sanitation. Dwelling units of this type provide an affordable housing solution for small, low-income households (usually 1–2 persons).

Secondary zone. See *Delta Protection Act of 1992*.

Section 202. The Section 202 program provides long-term direct loans to private, non-profit sponsors in order to finance new construction for elderly and handicapped targeted income group members.

SEDCORP. A collaboration of the 7 cities and Solano County, in partnership with business and industry, and education, fosters economic growth, provides current market data, and represent the region on industry issues at the State and extra-regional levels.

Seismic. Caused by or subject to earthquakes or earth vibrations.

Seismic hazard zone. Based on the Alquist-Priolo Act, an area designated by the State of California within which specialized geologic investigations must be prepared prior to approval of certain new developments.

Seismic Hazards Mapping Act. This Act provides for a statewide seismic hazard mapping and technical advisory program. This program assists cities and counties in fulfilling their responsibilities for protecting the public health and safety from the effects of strong ground shaking, liquefaction, landslides, or other ground failure and other seismic hazards caused by earthquakes.

Pursuant to this Act, maps and accompanying information are to be made available to local governments for planning and development purposes. The Division of Mines and Geology, in implementing the Act, to the extent possible, is to coordinate its activities with, and use existing information generated from, the earthquake fault zones mapping program, the landslide hazard identification program, and the inundation maps prepared pursuant to *Section 8589.5* of the Government Code.

Senior housing. Age-restricted housing for persons over 55 years of age.

Sensitive Local Resource Areas (SLRA). A Sensitive Local Resource Area is an area possessing one or more natural resources that, when taken together, create a feature that is uniquely representative of Rio Vista’s character. Also see *Sensitive Local Resource Areas Map*.

Sensitive Local Resource Areas Map. The map that identifies several significant areas in the Rio Vista planning area where one or more sensitive natural resources may be concentrated or that may feature several of these resources. Throughout the General Plan, these significant areas are referred to as “sensitive local resource areas” (SLRA). The SLRAs are mapped in *Figure 10-2*

in the Resource Management & Conservation element, as areas that are to be preserved to the extent feasible during the course of development. Also see *Sensitive Local Resource Areas (SLRA)*.

Setback. The horizontal distance between the property line and any structure.

Siltation. (1) The accumulating deposition of eroded material. (2) The gradual filling in of streams and other bodies of water with sand, silt, and clay.

Single-family dwelling, attached. A dwelling unit occupied or intended for occupancy by only one household that is structurally connected with at least one other such dwelling unit. Also see *Residential, Single-Family*.

Single-family dwelling, detached. A dwelling unit occupied or intended for occupancy by only one household that is structurally independent from any other such dwelling unit or structure intended for residential or other use. Also see *Residential, Single-Family*.

Site. A parcel of land used or intended for one use or a group of uses and having frontage on a public or an approved private street. A lot.

Site density. In residential density measurements, the density of a type of housing on a particular site or lot within a development project. In nonresidential intensity measurements, the site density is the same except that the intensity measure is floor area ratio, rather than dwellings per acre.

Slope. Land gradient described as the vertical rise divided by the horizontal run, and expressed in percent.

SOI. See *Sphere of Influence*.

Soil. The unconsolidated material on the immediate surface of the earth that is created by natural forces and that serves as natural medium for growing plants.

Solano County Department of Environmental Management. Responsible for treatment, storage, and disposal of hazardous wastes, as well as the siting and management of hazardous waste facilities; prepares the Solano County Countywide Integrated Waste Management Plan.

Solano County Housing Authority Section 8 and Voucher Programs. The federal Section 8 and Voucher programs provide a direct subsidy for qualified very-low-income families to ensure that these households do not pay more than 30 percent of their gross income for housing.

Solano Economic Development Corporation (SEDCORP). SEDCORP is a non-profit organization that is devoted to promoting business development and expansion in Solano County. SEDCORP assists municipalities and business entities by providing a marketing and educational forum and a clearinghouse for business location inquiries about Solano County.

Solano Transportation Authority (STA). Responsible for planning a comprehensive, multi-modal transportation system in Solano County; prepares the Regional Transportation Plan (RTP).

Solid waste. Any unwanted or discarded material that is not a liquid or gas. Includes organic wastes, paper products, metals, glass, plastics, cloth, brick, rock, soil, leather, rubber, yard wastes, and wood, but does not include sewage and hazardous materials.. Organic wastes and paper products comprise about 75 percent of typical urban solid waste.

Sound level. The sound pressure level in decibels as measured on a sound level meter using the A-weighting filter network. The A-weighting filter de-emphasizes the very low and very high frequency components of the sound in a manner similar to the response of the human ear and gives good correlation with subjective reactions to noise.

SPCC. See *Title 40 of the Code of Federal Regulations*.

Specific plan. A tool for detailed design and implementation of a defined portion of the area covered by a General Plan. A specific plan may include detailed regulations, conditions, programs, or proposed legislation that may be necessary or convenient for the systematic implementation of any General Plan elements or a portion thereof.

Special-status species. Plant and animal species which are typically listed (state- and federally) as endangered, rare, and threatened, in addition to those species considered by a scientific community to be deserving of such listing.

Sphere of influence (SOI). A sphere of influence is defined in California Government Code Section 56076 as “[unincorporated land that constitutes] a plan for the probable ultimate physical boundaries and service area for a local agency as determined by LAFCO.”

Spill Prevention, Control, and Countermeasures (SPCC) Plan. See *Title 40 of the Code of Federal Regulations*.

STA. See *Solano Transportation Authority*.

Standards. Standards are policy statements that include a specific, quantified measure of performance.

State Department of Health Services Office of Noise Control. This department establishes the State Guidelines for acceptable noise standards. The agency’s Model Community Noise Control Ordinance contains recommended noise standards for cities and counties to use as guidelines in the development of their noise performance standards. Particular attention has been paid to the State’s exterior noise limits for rural land uses, which sets a maximum recommended level of 40–50 decibels (dB). (A decibel measurement adjusted to account for the decibel scale used to measure noise.) This recommendation has served as the basis for Rio Vista’s proposed adoption of a 45 dBA (a weighted decibel measurement) noise performance standard at the residential property line for those properties in proximity to natural gas well production.

State Homeownership Program. The State Homeownership Program will provide a \$15,000 second deed of trust at a 3 percent interest rate to help middle-income home buyers purchase a home.

Such unincorporated areas of common interest often are referred to as “areas of concern.” Although not within its jurisdiction, a city may designate land uses for these lands to reinforce the current county policies or to indicate a different preference. For example, a city can express its support of agriculture by assigning an agricultural land use designation to lands within the area of concern that are also designated for agriculture by the county. Conversely, the city may designate land within the area of concern for a use different from that of the county, to indicate the City’s preference for an alternative use of the area.

State Office of Planning and Research (OPR) Noise Element Guidelines. In accordance with Government Code Section 65302, the OPR Guidelines require that general plans identify and quantify major noise sources by preparing generalized noise contours for current and projected conditions. Significant noise sources include traffic on major roadways and highways, railroad operations, airports, and representative industrial activities and fixed noise sources.

The Guidelines include recommended exterior and interior noise level standards for local jurisdictions to identify and prevent the creation of incompatible land uses due to noise. The OPR Guidelines contain a land use compatibility table that describes the compatibility of different land uses with a range of environmental noise levels in terms of Ldn (a day-night average sound level). A noise environment of 60 dB Ldn or less typically is considered acceptable for residential uses according to those guidelines.

Storm runoff. Surplus surface water generated by rainfall that does not seep into the earthy but flows overland to flowing or stagnant bodies of water.

Street classification system

Freeway. Drivers use freeways primarily for long-distance trips. Cars can enter a freeway only at an interchange; major streets cross only at underpasses or overpasses. (Interstate 80, Interstate 680, Interstate 5, and Highway 4.)

Expressway. Drivers also use expressways for regional trips. Other roads may cross expressways at intersections with traffic signals, or they may have underpasses or overpasses. It is usually not possible to enter an expressway from an adjacent parcel of land. Speed limits range from 45 to 60 mph. (Highway 12 through Suisun City and Fairfield.)

Arterial streets. Drivers use these streets to travel to activity centers, freeways, expressways, and other arterials. Speed limits range from 35 to 45 mph. Driveways connect adjacent land uses directly; collector streets conduct traffic to the arterials. (Highway 12 in Rio Vista.)

Collector streets. Drivers use these streets to travel within and between neighborhoods, and to access adjacent land uses. Speed limits range from 25 to 35 mph. These streets collect traffic from local streets and route traffic to arterials. (Second Street, Drouin Drive, and Sierra Drive.)

Local roads, residential streets, and alleys. Drivers travel on these streets only to reach adjacent land uses. Local streets are designed to protect residents from through traffic. Speed limits are 25 mph or less. (The majority of Rio Vista’s street network.)

Street furniture. Those features associated with a street that are intended to enhance that street’s physical character and use by pedestrians, such as benches, trash receptacles, kiosks, lights, and newspaper racks.

Street trees. Trees strategically planted—usually in parkway strips, medians, or along streets—to enhance the visual quality of a street.

Structure. Anything constructed or created that requires location on the ground (excluding swimming pools, fences and wells used as fences).

Subdivision. The division of a tract of land into defined lots, either improved or unimproved, which can be separately conveyed by sale or lease, and which can be altered or developed. “Subdivision” includes a condominium project as defined Section 1350 of the California Civil Code and a community apartment project as defined in Section 11004 of the Business and Professions Code.

Subdivision Map Act. Division 2 (Section 66410 et seq) of the California Government code, this act vests in local legislative bodies the regulation and control of the design and improvement of subdivisions, including the requirement for tentative and final maps. Also see *Subdivision*.

Subsidize. To assist by payment of a sum of money or by the granting of terms or favors that reduce the need for monetary expenditures. Housing subsidies may take the forms of mortgage interest deductions or tax credits from federal or state income taxes, sale or lease at less than market value of land to be used for the construction of housing, payments to supplement a minimum affordable rent, and the like.

Tax increment. Additional tax revenues that result from increases in property values within one development area. State law permits the tax increment to be earmarked for redevelopment purposes but requires at least 20 percent to be used to increase and improve the community’s supply of very-low- and low-income housing.

TCM. See *Transportation Control Measure*.

TDM. See *Transportation Demand Management*.

TDR. See *Transfer of Development Rights*.

Threatened species. See *Special-Status Species*.

Title 40 of the Code of Federal Regulations. This code, as well as the State Aboveground Petroleum Storage Act, require facilities or sites that store more than 660 gallons in a single container or 1,320 gallons in aggregate of oil to prepare a Spill Prevention, Control, and Countermeasures (SPCC) Plan. The SPCC Plan contains much of the same information as the

Contingency Plan described above for hazardous materials but is more detailed in the description of spill response and prevention measures.

Topography. Configuration of a surface, including its relief and the position of natural and human-made features.

Tourism. The business of providing services for persons traveling for pleasure, tourism contributes to the vitality of the community by providing revenue to local business. Tourism can be measured through changes in the transient occupancy tax, or restaurant sales.

Town hall meetings. Rio Vista conducted four General Plan Town Hall meetings, on April 29, June 15, July 30, and September 2, 1998. The meetings were held to solicit community concerns and identify issues that would be the focus of the planning effort. Meetings addressed a variety of topics, including history, growth, and existing facilities; physical and environmental constraints and opportunities for parks, recreation, and community amenities; and economic development strategy and potential. Over 300 persons attended at least one of the four meetings.

Traffic model. A mathematical representation of traffic movement within an area or region based on observed relationships between the kind and intensity of development in specific areas. Many traffic models operate on the theory that trips are produced by persons living in residential areas and are attracted to various non-residential land uses.

Trails and Pathways Map. The map that indicates where a comprehensive trails system will be instituted for the entire Rio Vista planning area as part of the Circulation & Mobility element of this General Plan.

Transfer of Development Rights (TDR). Also known as Transfer of Development Credits," a program that can relocate potential development from areas where proposed land use or environmental impacts are considered undesirable (the "donor" site) to another ("receiver") site chosen on the basis of its ability to accommodate additional units of development beyond that for which it was zoned, with minimal environmental, social, and aesthetic impacts.

The City shall encourage the use of transfer of development rights (TDRs) in Solano County as a tool to preserving open space and establishing agricultural buffers. These programs establish a means by which landowners may agree to limit or eliminate development rights on their parcels in perpetuity, by donating or selling them to a County agency or non-profit land trust (e.g., California Rangeland Trust). The agency or land trust is responsible for ensuring that the owner adheres to the terms of the agreement. In return, owners receive reductions in property and estate taxes, as well as a charitable tax deduction or cash infusion.

Transit. The conveyance of persons or goods from one place to another by means of a local, public transportation system.

Transit, public. A system of regularly scheduled buses or trains available to the public on a fee-per-ride basis. Also called "mass transit."

Transportation Demand Management (TDM). A strategy for reducing demand on the road system by reducing the number of vehicles using the roadways or increasing the number of persons per vehicle. TDM attempts to reduce the number of persons who drive alone on the roadway during the commute period and to increase the use of carpools, vanpools, buses and trains, walking, and biking. TDM can be an element of *Transportation System Management*.

Transportation Control Measure (TCM). Any strategy to reduce vehicle trips, vehicle use, vehicle miles traveled, vehicle idling, or traffic congestion for the purpose of reducing motor vehicle emissions. TCM is an umbrella term for parking management, traffic management, and transit management.

Transportation Systems Management (TSM). A comprehensive strategy developed to address the problems caused by additional development, increasing trips, and a shortfall in transportation capacity. TSM focuses on more efficiently utilizing existing highway and transit systems rather than expanding them. TSM measures are characterized by their low cost and quick implementation time frame, such as computerized traffic signals, metered freeway ramps, and one-way streets.

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” (or origin—often from home, but not always) and one “attraction end” (destination). Also see *Traffic Model*.

Truck route. A path of circulation required for all vehicles exceeding set weight or axle limits, a truck route follows major arterials through commercial or industrial areas and avoids sensitive areas.

TSM. See *Transportation Systems Management*.

UBC. See *Uniform Building Code*.

Uniform Building Code (UBC). A national standard building code that sets forth minimum standards for construction.

Urban. In the context of development, describing higher intensity non-rural development with a high level of improvements such as curbs, gutters, sidewalks, storm drains, underground sewer lines, paved roads, and other public improvements.

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 growth boundary or urban limit line. This line designates the limit of future annexations and/or urban development.

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.

Urban sprawl. Haphazard growth or outward extension of a city resulting from uncontrolled or poorly arranged development.

Use. The purpose for which a lot or structure is or may be leased, occupied, maintained, arranged, designed, intended, constructed, erected, moved, altered, or enlarged in accordance with the City or County zoning ordinance and General Plan land use designation.

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

Variance. A departure from any provision of the zoning requirements for a specific parcel, except use, without changing the zoning ordinance or the underlying zoning of the parcel. A variance usually is granted only with demonstration of hardship based on the peculiarity of the property in relation to other properties in the same zone district.

Vehicle miles of travel. A key measure of overall street and highway use. Reducing VMT is often a major objective in efforts to reduce vehicular congestion and achieve regional air quality goals.

Vernal pool and vernal swale. Vernal pools and vernal swales are seasonally flooded depressions that pond water during the rainy season.

Very low income. See *Income Categories*.

Volume-to-Capacity Ratio. A measure of the operating capacity of a roadway or intersection, in terms of the number of vehicles passing through, divided by the number of vehicles that theoretically could pass through when the roadway or intersection is operating at its designed capacity. At a v/c ratio of 1.0, the roadway or intersection is operating at capacity. If the ratio is less than 1.0, the traffic facility had additional capacity. Although ratios slightly greater than 1.0 are possible, it is more likely that the peak hour will elongate into a "peak period." Also see *Peak Hour/Peak Period* and *Level of Service*.

Watercourse. Natural or once-natural flowing (perennially or intermittently) water, including rivers, streams, and creeks. Also includes natural waterways that have been channelized, but does not include human-made channels, ditches, and underground drainage and sewage systems.

Watershed. The total area above a given point on a watercourse that contributes water to its flow; the entire region drained by a waterway or watercourse that drains into a lake or reservoir.

Wetlands. Lands that are transitional between terrestrial and aquatic systems, where the water table is usually at or near the surface of the land and where the land is covered by shallow water. Wetland types include intermittent drainage systems, seasonal swales, and vernal pools. Under a "unified" methodology now used by all federal agencies, wetlands are defined as "those areas meeting certain criteria for hydrology, vegetation, and soils."

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.

Yolo-Solano Air Quality Management District. Responsible for reducing and maintaining regional air pollution levels to within federal and state standards; prepares the federal Air Quality Management Plan (AQMP) and state Air Quality Attainment Plan (AQAP).

Zoning. The division of a city or county by legislative regulations into 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.

Zoning district. A designated section of the city or county for which prescribed land use requirements and building and development standards are uniform.

Zoning Map. Government Code Section 65851 permits a legislative body to divide a county or city, or portions thereof, into zones of the number, shape, and area it deems best suited to carry out the purposes of the zoning ordinance. These zones are delineated on a map or maps, called the Zoning Map.