

# 9 GLOSSARY

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This glossary explains the technical terms used in the Vacaville General Plan and common in the field of planning. Definitions come from several sources, including the California Office of Planning and Research and the American Planning Association Glossary of Zoning, Development, and Planning Terms.

## Abbreviations

<b>AB:</b>	Assembly Bill
<b>ABAG:</b>	Association of Bay Area Governments
<b>ADT:</b>	Average daily trips
<b>ALUC:</b>	Airport Land Use Commission
<b>ALUCP:</b>	Airport Land Use Compatibility Plan
<b>AQMD:</b>	Air Quality Management District
<b>BAAQMD:</b>	Bay Area Air Quality Management District
<b>BMR:</b>	Below Market Rate
<b>CEQA:</b>	California Environmental Quality Act
<b>CDF:</b>	California Department of Forestry
<b>CFC:</b>	Chlorofluorocarbon
<b>CFD:</b>	Community Facilities District
<b>CIP:</b>	Capital Improvement Program
<b>CMF:</b>	California Medical Facility
<b>CNEL:</b>	Community Noise Equivalent Level
<b>CO<sub>2</sub>:</b>	Carbon Dioxide
<b>CO:</b>	Carbon Monoxide
<b>dB:</b>	Decibel
<b>dba:</b>	Decibel "A-Weighted"
<b>DFG:</b>	State of California, Department of Fish and Game
<b>DOC:</b>	State of California, Department of Conservation
<b>du:</b>	Dwelling Unit
<b>DUSD:</b>	Dixon Unified School District
<b>DWR:</b>	State of California, Department of Water Resources

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<b>ECAS:</b>	Energy and Conservation Action Strategy
<b>EIR:</b>	Environmental Impact Report
<b>EMS:</b>	Emergency Medical Services
<b>FAR:</b>	Floor Area Ratio
<b>FEMA:</b>	Federal Emergency Management Agency
<b>FSUSD:</b>	Fairfield-Suisun Unified School District
<b>GPA:</b>	General Plan Amendment
<b>GIS:</b>	Geographic Information Systems
<b>GHG:</b>	Greenhouse Gas
<b>HCFC:</b>	Hydrochlorofluorocarbon
<b>HCP:</b>	Habitat Conservation Plan
<b>HFC:</b>	Hydrofluorocarbon
<b>HOV:</b>	High Occupancy Vehicle Lanes
<b>IPCC:</b>	Intergovernmental Panel on Climate Change
<b>LAFCO:</b>	Local Agency Formation Commission
<b>LEED:</b>	Leadership in Energy and Environmental Design
<b>LOS:</b>	Level of Service
<b>NBA:</b>	North Bay Aqueduct
<b>NO:</b>	Nitric Oxide
<b>NO<sub>2</sub>:</b>	Nitrogen Dioxide
<b>N<sub>2</sub>O:</b>	Nitrous Oxide
<b>PG&amp;E:</b>	Pacific Gas and Electric Company
<b>PUD:</b>	Planned Unit Development
<b>SB:</b>	Senate Bill
<b>SCWA:</b>	Solano County Water Agency
<b>SID:</b>	Solano Irrigation District
<b>SF<sub>6</sub>:</b>	Sulfur Hexafluoride
<b>SPO:</b>	Special Performance Option
<b>SOI:</b>	Sphere of Influence
<b>SSMP:</b>	Sewer System Management Plan
<b>STA:</b>	Solano Transportation Authority
<b>SVAB:</b>	Sacramento Valley Air Basin
<b>TM:</b>	Technical Memorandum
<b>TOD:</b>	Transit Oriented Development

<b>TSM:</b>	Transportation System Management
<b>TUSD:</b>	Travis Unified School District
<b>UGB:</b>	Urban Growth Boundary
<b>USGS:</b>	United States Geological Survey
<b>UWMP:</b>	Urban Water Management Plan
<b>VFD:</b>	Vacaville Fire Department
<b>VPD:</b>	Vacaville Police Department
<b>VUSD:</b>	Vacaville Unified School District
<b>WWTP:</b>	Waste Water Treatment Plant
<b>YSAQMD:</b>	Yolo-Solano Air Quality Management District

## Terminology

**Acceptable Risk Hazard.** A hazard that is deemed to be a tolerable exposure to danger given the expected benefits to be obtained; the level of loss, injury, or destruction below which no specific action by local government is deemed necessary other than making the risk known.

**Acoustical Engineer.** An engineer specializing in the measurement and physical properties of sound. In environmental review, the acoustical engineer measures noise impacts of proposed projects and designs measures to reduce those impacts.

**Acreage, Gross.** The land area that exists prior to any dedications for public use, health, and/or safety purposes.

**Acreage, Net.** The portion of a site that can actually be built upon, which is the land area remaining after dedication of ultimate rights-of-way for:

- Exterior boundary streets
- Flood ways
- Public parks and other open space developed to meet minimum standards required by City ordinance
- Utility Easements and rights-of-way

**Acre Foot.** The volume of water that would cover 1 acre to a depth of 1 foot. An acre foot is about the amount of water used each year in and around the home by two average California families.

**Action.** An action is a program, implementation measure, procedure, or technique intended to help achieve a specified goal. (See “Goal”)

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

**Affordability, Housing.** The relation of housing costs to household income.

**Affordable Housing.** Dwelling units for which the housing payment is not more than 30 percent of household gross income for a specified income group.

**Apartment-Type Units.** Garden-type apartments or condominiums, generally at densities of 14 units per acre or more, designed as stacked units without garages.

**Archaeological Resource.** Material evidence of past human activity found below the surface of ground or water, portions of which may be visible above the surface.

**Arterials.** Major thoroughfares that carry large volumes of traffic at relatively high speeds. Arterials are designed to facilitate two or more lanes of moving vehicles in each direction and rarely contain on-street parking.

**Assembly Bill (AB).** Precedes digits indicating specific bill number (e.g. AB 32). An Assembly Bill is an idea or concept designed by a member of the California Assembly. Once an Assembly Bill is passed in both the State Assembly and Senate it goes to the Governor for signature, veto, or approval without signature.

**Association of Bay Area Governments (ABAG).** The regional planning agency for the nine Bay Area counties, including Solano County, and the 101 cities and towns within these counties.

**Below Market Rate (BMR).** BMR housing is subsidized to make it available to households that cannot afford current market price.

**Bicycle Lane (Class II facility).** A corridor expressly reserved for bicycles on a street or roadway in addition to lanes for use by motorized vehicles.

**Bicycle Path (Class I facility).** A paved route, not on a street or roadway, expressly reserved for bicycles traversing an otherwise unpaved area. Bicycle paths may parallel roads but are typically separated from them by landscaping.

**Bicycle Route (Class III facility).** A roadway shared with motorists and identified only by signs, a bicycle route has no pavement markings or lane stripes.

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

**Buffer.** An area established between potentially conflicting land uses, such as agricultural and residential uses, which, depending on the potential impact, may utilize landscaping or structural barriers such as setbacks or roads.

**Buildout.** Development of land to its full potential, or theoretical capacity, as permitted under current or proposed planning or zoning designations.

**California Environmental Quality Act (CEQA).** Legislation and corresponding procedural components established in 1970 by the State of California to require environmental review for projects anticipated to result in adverse impacts to the environment.

**Caltrans.** California Department of Transportation.

**Capital Improvement Program (CIP).** A program that schedules permanent improvements, usually for a minimum of five years in the future, that fits the projected fiscal capability of the local jurisdiction. The program generally is reviewed on an annual basis for conformance to and consistency with the General Plan.

**Carbon Dioxide (CO<sub>2</sub>).** An odorless, colorless gas formed during respiration, the combustion of fuels, and certain industrial activities, among other processes. CO<sub>2</sub> is the most abundant greenhouse gas, with primary sources from transportation and electrical power generation.

**Carbon Monoxide (CO).** An odorless, colorless gas formed by the incomplete combustion of fuels; roughly 80 percent of Bay Area CO emissions are estimated to be from motor vehicles.

**Chlorofluorocarbon (CFC).** An ozone-depleting greenhouse gas previously used as a propellant and a refrigerant.

**City.** City with a capital “C” generally refers to the City government or administration. City with a lower case “c” may mean any city or may refer to the geographical area.

**City Limits.** The legal boundaries of the geographical area subject to the jurisdiction of the City of Vacaville’s government. For example, development applications for properties located within the city limits must be reviewed by the City.

**Collectors.** Roadways that connect local streets to “arterials”; collectors usually provide two travel lanes for automobiles, and may also have bicycle lanes.

**Community Facilities District (CFD).** A special district that is formed to offset the costs of providing public safety services to areas of new development through the levy of special taxes.

**Community Noise Equivalent Level (CNEL).** A weighted measure of ambient noise using sound levels over the course of a 24-hour period.

**Community Separator.** Land designated as open space in order to avoid corridor-style urbanization and retain the character of free-standing cities.

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

**Complete Streets Act.** A law that requires all road construction and improvement projects to evaluate how the right-of-way serves all who use it, including pedestrians, bicyclists, and transit users.

**Conditional Use Permit.** The discretionary and conditional review of an activity or function or operation on a site or in a building or facility.

**Conservation.** The management of natural resources to prevent waste, destruction, or neglect.

**Cultural Resources.** Includes historic, archaeological, and paleontological resources, as well as human remains.

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

**Decibel (dB).** A unit used to express the relative intensity of a sound as it is heard by the human ear. The lowest volume a normal ear can detect under laboratory conditions is 0 dB, the threshold of human hearing. Since the decibel scale is logarithmic, 10 decibels are ten times more intense and 20 decibels are a hundred times more intense than 1 dB.

**Decibel "A-Weighted" (dBA).** The "A-weighted" scale for measuring sound in decibels, which weighs or reduces the effects of low and high frequencies in order to simulate human hearing. Every increase of 10 dBA doubles the perceived loudness even though the noise is actually ten times more intense.

**Dedication.** The turning over by an owner or developer of private land 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 required by a city or county as conditions for approval of a development. (See "In-Lieu Fee")

**Density.** The amount of development or people per unit of area or property. (See also "Density, Residential" and "Floor Area Ratio")

**Density, Residential (du/acre).** The number of permanent residential dwelling units (du) per acre of land. Densities specified in the General Plan are expressed in dwelling units per gross acreage (du/acre). (See "Acres, Gross" and "Acres, Net")

**Density Transfer.** The concentration of density from one part of a site to another part of a site. This technique is used to preserve historic, sensitive, or hazardous areas and to accommodate public facilities, such as schools, parks, or utility easements on an individual parcel or within a specific project.

**Development.** The physical extension and/or construction of non-farm 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). The construction of a single-family home on an existing lot, and routine repair and maintenance activities, are exempted.

**Development Fees.** Direct charges or dedications collected on a one-time basis for a service provided or as a condition of approval being granted by the local government. The purpose of the fee or exaction must directly relate to the need created by the development. In addition, its amount must be proportional to the cost of the service or improvement. Fees can be broken down into two major classes: 1) service charges such as permit fees covering the cost of processing development plans, connection or standby fees for installing utilities, or application fees for reviewing and considering development proposals; and 2) "impact" fees levied on new development to cover the cost of infrastructure or facilities necessitated by development.

**Development Review; Design Control; Design Review.** 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 specific things be done and that other things not be done. Design Control language is most often found within a zoning ordinance. "Development Review" usually refers to a system established in the Municipal Code, whereby projects are reviewed against certain standards and criteria by a specially established design review board or other body such as the Planning Commission.

**Disabled.** Persons determined to have a physical impairment or mental disorder, which is expected to be of long, continued, or indefinite duration and is of such a nature that the person's ability to live independently could be improved by more suitable housing conditions.

**Duplex.** A free-standing house divided into two separate living units or residences, usually having separate entrances.

**Dwelling Unit (du).** A building or portion of a building containing one or more rooms, designed for or used by one family for living or sleeping purposes, and having a separate bathroom and only one kitchen or kitchenette.

**Ecosystem.** An interacting system formed by a biotic community and its physical environment.

**Endangered Species, California.** A native species or sub-species of a bird, mammal, fish, amphibian, reptile, or plant, which is in serious danger of becoming extinct throughout all or a significant portion of its range, due to one or more factors, including loss in habitat, change in habitat, over-exploitation, predation, competition, or disease. The status is determined by the State Department of Fish and Game together with the State Fish and Game Commission.

**Endangered Species, Federal.** A species which is in danger of extinction throughout all or a significant portion of its range. The status is determined by the US Fish and Wildlife Service and the Department of the Interior.

**Environmental Impact Report (EIR).** A report required pursuant to the California Environmental Quality Act (CEQA) that assesses all the environmental characteristics of an area, determines what effects or impacts will result if the area is altered or disturbed by a proposed action, and identifies alternatives or other measures to avoid or reduce those impacts. (See “California Environmental Quality Act”)

**Erosion.** The process by which soil and rock are detached and moved by running water, wind, ice, and gravity.

**Farmland, Prime.** Land which has the best combination of physical and chemical characteristics for the production of crops. It has the soil quality, growing season, and moisture supply needed to produce sustained high yields of crops when treated and managed, including water management, according to current farming methods. Prime Farmland must have been used for the production of irrigated crops within the last three years.

**Farmland of Local Importance.** Land other than Prime Farmland, Farmland of Statewide Importance, or Unique Farmland that is either currently producing crops or that has the capability of production. This land may be important to the local economy due to its productivity.

**Farmland of Statewide Importance.** Land other than Prime Farmland which has a good combination of physical and chemical characteristics for the production of crops. It must have been used for the production of irrigated crops within the last three years.

**Farmland, Unique.** Land which does not meet the criteria for Prime Farmland or Farmland of Statewide Importance that is currently used for the production of specific high economic value crops. It has the special combination of soil quality, location, growing season, and moisture supply needed to produce sustained high quality or high yields of a specific crop when treated and managed according to current farming methods. Examples of such crops may include oranges, olives, avocados, rice, grapes, and cut flowers.

**Fault.** A fracture in the earth’s crust that forms a boundary between rock masses that have shifted.

**Flood, 100-year.** In any given year, a flood that has a 1 percent likelihood of occurring, and is recognized as a standard for acceptable risk.

**Floodplain.** The relatively level land area on either side of the banks of a stream regularly subject to flooding.

**Floodway.** The part of the floodplain capable of conveying the 100-year flood with no more than a 1-foot rise in water. The floodway includes the river channel itself and adjacent land areas.

**Floor Area Ratio (FAR).** The size of a building in square feet divided by land area, expressed as a decimal number. For example, a 60,000 square foot building on a 120,000 square-foot parcel would have a floor area ratio of 0.50. The FAR is used in calculating the building intensity of non-residential development.

**General Plan.** A compendium of City policies regarding its long-term development, in the form of maps and accompanying text. The General Plan is a legal document required of each local agency by the State of California Government Code Section 65301 and adopted by the City Council. In California, the General Plan has seven mandatory elements (Circulation, Conservation, Housing, Land Use, Noise, Open Space, and Public Safety) and may include any number of optional elements the City deems important.

**General Plan Amendment (GPA).** A modification made to the General Plan after enactment.

**Geographic Information Systems (GIS).** A combination of approaches, programs, methodologies, and technologies to gather, store, manipulate, analyze, present, and interpret spatial information and data.

**Goal.** A description of the general desired results that Vacaville seeks to create through the implementation of the General Plan. Goals are included in each element of the Plan and may include the key physical or community characteristics that the City and its residents wish to maintain or develop.

**Graywater.** The less contaminated portion of domestic wastewater, including wash water from clothes washers and laundry tubs.

**Greenhouse Effect.** A term used to describe the warming of the earth's atmosphere due to accumulated carbon dioxide and other gases in the upper atmosphere. These gases absorb energy radiated from the earth's surface, "trapping" it in the same manner as glass in a greenhouse traps heat.

**Greenhouse Gas (GHG).** A gaseous compound that contributes to the greenhouse effect.

**Grid-Neutral Development.** Development that generates enough energy to off-set its demands.

**Groundwater.** Water that exists beneath the earth's surface, typically found between saturated soils and rock, and is used to supply wells and springs.

**Groundwater Recharge.** The process whereby water in an aquifer, a water-bearing stratum of permeable rock, sand, or gravel, is replenished; this procedure occurs naturally, unless interrupted by human activity.

**Growth Management.** The use by a community of a wide range of techniques in combination to determine the amount, type, and rate of development desired by the community and to channel that growth into designated areas. Growth management policies can be implemented through building permit caps, public facilities/infrastructure ordinances, urban limit lines, standards for levels of service, phasing, and other programs.

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

**Hazardous Waste.** Waste that requires special handling to avoid illness or injury to persons or damage to property.

**High Occupancy Vehicle Lanes (HOV).** Traffic lanes that are designated and reserved for vehicles with a minimum number of passengers during high-volume commute hours in order to encourage carpooling through faster travel. They are enforced with fines and traffic tickets.

**Horizon Year.** The year through which the General Plan is intended to be effective, or 2035.

**Household.** Person or persons living in one dwelling unit.

**Hydrochlorofluorocarbon (HCFC).** A gaseous compound that has been used as an ozone-safe replacement for CFCs, but which acts as a potent greenhouse gas.

**Hydrofluorocarbon (HFC).** A gaseous compound that has been used as an ozone-safe replacement for CFCs, but which acts as a potent greenhouse gas.

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

**Implementation.** Actions, procedures, programs, or techniques that carry out policies.

**Income, Above-Moderate.** A household whose income exceeds 120 percent of the county median.

**Income, Extremely-Low.** A household whose income is less than 30 percent of the county median.

**Income, Low.** A household whose income is between 50 and 80 percent of the county median.

**Income, Median.** The countywide median income for a four-person household, as defined by the United States Department of Housing and Urban Development (HUD) and the California Department of Housing and Community Development (HCD).

**Income, Moderate.** A household whose income is between 81 and 120 percent of the median family income for the county.

**Income, Very-Low.** A household whose income does not exceed 50 percent of the median family income for the county.

**Infill Development.** Development that occurs on vacant or underutilized land within areas that are already largely developed.

**In-lieu Fee.** Cash payments that may be required of an owner or developer as a substitute for a dedication of land for public use, usually calculated in dollars per lot, and referred to as in-lieu fees or in-lieu contributions. (See “Dedication”)

**Jobs/Housing Balance.** A ratio used to describe the adequacy of the housing supply within a defined area to meet the needs of persons working within the same area. Jobs/housing balance as used in the General Plan is the ratio of jobs to employed residents.

**Landslide.** The downslope movement of soil and rock.

**Land Use.** The occupation or utilization of an area of land for any human activity or any purpose.

**Land Use and Development Code.** Chapter 14.09 of the City of Vacaville Municipal Code, also known as the Zoning Code. The Land Use and Development Code implements the goals and policies of the General Plan.

**Land Use Designation.** One particular category in a classification series of appropriate use of properties established by the General Plan Land Use Element.

**Leadership in Energy and Environmental Design (LEED).** A voluntary, consensus-based national standard for developing and rating high-performance, sustainable “green” buildings. LEED provides a complete framework for assessing building performance and meeting sustainability goals, such as water savings, energy efficiency, materials selection, and indoor environmental quality.

**Equivalent Continuous Noise Level ( $L_{eq}$ ).** The average of sound energy occurring over a specified period. The  $L_{eq}$  is equivalent to the same average acoustical energy as the time-varying sound that actually occurs during a specified period.

**Level of Service (LOS) Standard.** A standard used by government agencies to measure the quality or effectiveness of a municipal service, such as police, fire, or library, or the performance of a facility, such as a street or highway.

**Level of Service (Traffic).** A scale that measures the amount of traffic that a roadway or intersection can accommodate, based on such factors as maneuverability, driver dissatisfaction, and delay.

**Level of Service A.** A relatively free flow of traffic, with little or no limitation on vehicle movement or speed. Average delays at signalized intersections are less than 35 seconds, and all queues clear in a single signal cycle.

**Level of Service B.** A steady flow of traffic, with only slight delays in vehicle movement and speed. Average delays at signalized intersections are less than 35 seconds, and all queues clear in a single signal cycle.

**Level of Service C.** A reasonably steady, high-volume flow of traffic, with some limitations on movement and speed, and occasional backups on critical approaches. Average delays at signalized intersections are less than 35 seconds, and all queues clear in a single signal cycle.

**Level of Service D.** Designates 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. Average delays at signalized intersections are 35 seconds.

**Level of Service E.** Represents 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. Average delays at signalized intersections are 80 seconds.

**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 changes, and “upstream” intersections may be blocked by the long queues. Average delays at signalized intersections are 80 seconds or more.

**Liquefaction.** A sudden large decrease in the shearing resistance of a cohesionless soil, caused by a collapse of the structure by shock or strain, and associated with a sudden but temporary increase of the pore fluid pressure.

**Local Agency Formation Commission (LAFCO).** A five- or seven-member commission within each county that reviews and evaluates all proposals for formation of special districts, incorporation of cities, annexation to special districts or cities, consolidation of districts, and merger of districts with cities. Each county's LAFCO is empowered to approve, disapprove, or conditionally approve such proposals.

**Local Street.** Provides direct access to properties; generally they carry the lowest traffic volumes.

**Mitigation.** A specific action taken to reduce environmental impacts to insignificant levels. Mitigation measures are required as a component of an environmental impact report (EIR).

**Mixed Use.** Any mixture of land uses on a single parcel, including mixtures of residences with commercial, offices with retail, or visitor accommodation with offices and retail. As distinguished from a single use land use designation or zone, mixed use refers to an authorized variety of uses for buildings and structures in a particular area.

**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 which: (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 (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.

**Mobile Home Park.** A parcel of land under one ownership that has been planned and improved for the placement of two or more mobile homes for rental purposes for nontransient use.

**Natural Community.** A distinctive group of different organisms that inhabit a common environment, interact with each other, and are relatively independent of other groups.

**Nitric Oxide (NO).** A gaseous compound that may result from combustion or industrial processes. It is a precursor to nitric acid, which contributes to acid rain, and contributes to the depletion of stratospheric ozone.

**Nitrogen Dioxide (NO<sub>2</sub>).** A reddish brown gas that is a byproduct of the combustion process and is a key to the ground-level ozone production process.

**Nitrous Oxide (N<sub>2</sub>O)** A colorless gas that is byproduct of the combustion process and certain industrial process. It has certain industrial and clinical applications and is both a precursor to ground level ozone and a greenhouse gas.

**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.

**Noise-Sensitive Use.** A location where people reside or where the presence of unwanted sound could adversely affect the use of land, such as residences, schools, and hospitals.

**Non-Conforming Use.** A use that was valid when brought into existence, but no longer permitted by later regulation. “Non-conforming use” is a generic term and includes: (1) non-conforming structures (because their size, type of construction, location on land, or proximity to other structures is no longer permitted); (2) non-conforming use of a conforming building; (3) non-conforming use of a non-conforming building; and (4) non-conforming use of land. Any use lawfully existing on any piece of property that is inconsistent with a new or amended General Plan, and that in turn is a violation of a zoning ordinance amendment subsequently adopted in conformance with the General Plan, will be a non-conforming use. Typically, non-conforming uses are permitted to continue for a designated period of time, subject to certain restrictions.

**North Bay Regional (NBR) Water Treatment Plant.** A joint facility, constructed by Vacaville and Fairfield.

**Open Space.** Open Space encompasses lands that essentially are unimproved and that have limited development potential due to the physical characteristics of the land, due to the land being restricted to agricultural production, due to the location of the land as a buffer between urban areas, or due to the scenic value of the land and its role in maintaining a community's sense of character or heritage.

**Overlay.** A land use designation or zoning designation that modifies the basic underlying designation or designations in some specific manner.

**Ozone.** An oxidant, O<sub>3</sub>, that at ground level makes up the largest single portion of smog. In the upper atmosphere, the presence of ozone acts as a protectant against harmful ultraviolet rays.

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

**Particulate Matter.** Minute, separate airborne solid or liquid particles including smoke, dust, aerosols, metallic oxides, and pollen.

**Peak Hour Traffic.** The number of vehicles passing over a designated section of a street during the busiest one-hour period during a 24-hour period.

**Planned Development (PD).** A description of a proposed unified development, consisting at a minimum of a map and adopted ordinance setting forth the governing regulations, and the location and phasing of all proposed uses and improvements to be included in the development.

**Planning Area.** The Planning Area is the land outside of the city limits and generally outside of the Sphere of Influence that bears a relation to the City’s planning and policy direction. The Planning Area does not lead to regulatory powers outside of the city limits. Instead, it signals to the County and to other nearby local and regional authorities that City residents recognize that development within this area has an impact on the future of their community, and vice versa. (See also “Sphere of Influence”)

**Policy.** A specific statement of principle or of guiding actions that implies clear commitment but is not mandatory. A general direction that a governmental agency sets to follow, in order to meet its goals before undertaking an implementing action or program. (See “Action”)

**Policy Plan.** A detailed plan that includes the text and maps or diagrams generally specifying the following for a portion of the area covered by the General Plan:

- Land use.
- Distribution, location, and extent and intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy, and other essential facilities.
- Standards and criteria by which development will proceed.
- A program of implementation measures including regulations, programs, public works projects, and financing measures. (See also “Specific Plan”)

**Pump Station.** A building or structure containing the necessary equipment to pump water to a higher level.

**Response Time.** The amount of time for an emergency services response, measured from the time of the distress call until arrival on the scene.

**Right-of-Way.** 1. The total street width needed to accommodate travel lanes, sidewalks and curbs, and gutters. 2. A strip of land acquired by reservation, dedication, forced dedication, prescription or condemnation, and intended to be occupied or usually occupied by a road, crosswalk, railroad, electric transmission lines, oil or gas pipeline, water line, sanitary storm sewer, or other similar use.

**Riparian Corridor.** A habitat and vegetation zone that is associated with the banks and floodplains of a river, stream, or lake. Riparian trees and shrubs are typically phreatophytes, plants whose root systems are in constant contact with groundwater.

**Safe Routes to Schools.** Pedestrian and bicycling routes that provide safe access to and from schools.

**Senate Bill (SB), California.** Precedes digits indicating specific bill number, e.g. SB 375.

**Sensitive Receptors.** Members of the population who are most sensitive to air quality, including children, the elderly, the acutely ill, and the chronically ill. The term “sensitive receptors” can also refer to the land use categories where these people live or spend a significant amount of time. Such areas include residences, schools, playgrounds, child care centers, hospitals, retirement homes, and convalescent homes.

**Slope, 25 percent.** A slope defined by 25 units of vertical elevation per 100 units of horizontal distance, measured on a line perpendicular to contours of equal elevation.

**Slope Failure.** The process, often sudden, in which a steep slope collapses, usually carrying along structures and vegetation.

**Slope, Steep.** An area with a greater than 5 percent slope.

**Solano Habitat Conservation Plan (HCP).** A countywide plan to preserve habitat for endangered, threatened, and special concern plants and animals present in the county.

**Solid Waste.** Unwanted or discarded material, including garbage, with insufficient liquid content to be free flowing.

**Special Performance Option (SPO).** An implementation measure that may be enacted by the City Council for the purpose of amending the Land Use Element to allow an alternative land use in a specific area, when such a change may confer a particular public benefit. Such an action would make the alternative land use contingent upon specific conditions, and potentially place time limits on such a use.

**Specific Plan.** Under Article 8 of the Government Code (Section 65450 et seq), a legal tool for detailed design and implementation of a defined portion of the area covered by a General Plan. A specific plan may include all detailed regulations, conditions, programs, and/or proposed legislation which may be necessary or convenient for the systematic implementation of any General Plan element(s). The contents are the same as those of a policy plan except they will be more comprehensive with respect to utilities and public facilities and their funding. (See also “Policy Plan” and “Planned Development”)

**Sphere of Influence (SOI).** The probable physical boundaries and service area of the city, as determined by the Local Agency Formation Commission (LAFCO) of the county.

**Subdivision.** The division of a lot, tract, or parcel of land into two or more lots, tracts, parcels, or other divisions of land for sale, development, or lease.

**Subdivision Ordinance.** An ordinance which specifies the division of a lot, tract, or parcel of land into two or more lots, tracts, parcels or other divisions of land for sale, development, or lease.

**Subsidence.** The gradual sinking of land as a result of natural or man-made causes.

**Sulphur Hexafluoride (SF<sub>6</sub>).** A colorless, odorless gas used in certain advanced industrial and technological processes and which acts as a potent greenhouse gas.

**Sustainable.** Describes practices that meet the needs of the present without compromising the ability of future generations to meet their own needs.<sup>1</sup>

**Threatened Species, California.** A native species or sub-species of a bird, mammal, fish, amphibian, reptile, or plant that, although not presently threatened with extinction, is likely to become an endangered species in the foreseeable future in the absence of special protection and management efforts required by Chapter 1.5 of the State Department of Fish and Game Code.

**Threatened Species, Federal.** A species which is likely to become an endangered species within the foreseeable future throughout all or a significant portion of its range. The status is determined by the U.S. Fish and Wildlife Service and the Department of the Interior.

**Topography.** The configuration of a land surface, including its relief and the position of its natural and man-made features.

**Townhouse/Townhome.** A series of residences, often two to three stories in height, that are connected side by side in a row with each having a separate street-level entrance.

**Traffic Calming.** Measures designed to reduce motor vehicle speeds and to encourage pedestrian use, including:

- ◆ Narrow streets
- ◆ Tight turning radii
- ◆ Sidewalk bulbouts
- ◆ Parking bays
- ◆ Textured paving at intersections
- ◆ Parkways between sidewalks and streets

**Trailhead.** The beginning of a trail, usually marked by information signs.

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<sup>1</sup> World Commission on Environment and Development, 1987, *Our Common Future, Report of the World Commission on Environment and Development*, Oxford University Press.

**Transit Corridor.** The land along or within walking distance of a street served by transit.

**Transit Oriented Development (TOD).** Residential and commercial areas designed to maximize access by public transportation, such as trains and buses. TODs typically have a neighborhood center with a transit station, surrounded by relatively high-density development, with progressively lower-density spreading outwards.

**Transportation System Management (TSM).** TSM includes programs to reduce single occupancy vehicle travel. Programs include: carpools, vanpools, park and ride lots, transit, bicycle facilities, parking restrictions, flex-time, work hours, and pedestrian facilities. TSM programs are most effective in large office and industrial areas or large employment centers.

**Trip Generation Rate.** The number of vehicle trips per unit of measure during a 24-hour period. Measured trip-generation rates are used to project the impact of development on the traffic circulation system.

**Triplex.** A free-standing house divided into three separate living units or residences, usually having separate entrances.

**Unincorporated Area.** Encompasses properties that are located outside of cities. Development in the unincorporated area is subject to County jurisdiction.

**Urban Growth Boundary (UGB).** The statutory boundary implemented by the City indicating the maximum allowable extent of urbanization. Beyond this boundary, only agricultural or open space uses are typically permitted.

**Urban Reserve.** A land use designation applied to relatively large, contiguous, geographic areas where comprehensive planning will occur in the future before urbanization occurs.

**Urban Service Zone:** The City of Vacaville and adjacent land planned for urban use.

**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 Land Use and Development Code and General Plan land use designations.

**Utility Corridor.** Rights-of-way or easements for utility lines on either publicly or privately owned property.

**Vehicle Trip.** A trip made by a vehicle (may equal one or more person-trips).

**Waste Stream.** All solid, semisolid, and liquid wastes including garbage, refuse, paper, rubbish, ashes, industrial wastes, demolition and construction wastes, abandoned vehicles and parts thereof, discarded home and industrial appliances, manure, vegetable or animal solid and semisolid wastes, and other discarded solid and semisolid wastes.

**Wastewater.** Water that has already been used for washing, flushing, or in a manufacturing process, and therefore contains waste products such as sewage or chemical by-products.

**Watershed.** The total area above a given point on a watercourse that contributes water to the flow of the watercourse; the entire region drained by a watercourse.

**Waterway.** A waterway can support its own environment of vegetation, fowl, fish, and reptiles, and appears natural.

**Wetlands.** An area that is inundated or saturated by surface water or groundwater at a frequency and duration sufficient to support a prevalence of vegetation typically adapted for life in saturated soil conditions, commonly known as hydrophytic vegetation.

**Williamson Act.** Formerly known 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 ten-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 its market value. The land becomes subject to certain enforceable restrictions, and certain conditions need to be met prior to approval of an agreement.

**Xeric.** Vegetation requiring only a small amount of moisture.

**Zoning.** The division of a city by ordinance or other legislative regulation into districts or zones, which specify allowable uses for real property and size restrictions for buildings constructed in these areas; a program that implements the land use policies of the General Plan.

**Zoning District.** A designated area of the city for which prescribed land use requirements and building and development standards are or will be established.

CITY OF VACAVILLE  
VACAVILLE GENERAL PLAN  
GLOSSARY