
XI. GLOSSARY



2025

A to Z

GLOSSARY OF TERMS

Acre-foot. Quantity of water covering an acre to a depth of 12 inches; units of measurement used in water contracts; an acre-foot is equal to 326,000 gallons.

Affordability. The maximum percentage of income determined to be appropriate for allocation to housing needs.

Homeowner household - Housing costs of middle to above moderate-income households should not exceed the maximum percentage of gross income allowed by mortgage lenders for qualifying home buyers, estimated at 35 percent; maximum housing costs for low-income households, including principal, interest, taxes, and insurance, should not exceed 30 percent of gross household income.

Renter household - Maximum rent for very low and low-income households should not exceed 30 percent of gross household income; maximum rent for middle-income households should not exceed 35 percent of gross household income; moderate and above moderate-income households are determined not to require rental housing assistance and should pay whatever they decide to be appropriate.

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

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

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

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 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.

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.

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.

Best Available Control Technology (BACT). The most stringent emission limit or control technique that has been achieved in practice that is applicable to a particular emission source.

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

Capital Improvement Program (CIP). A program, administered by a city or county government, that schedules permanent improvements, usually for a minimum of five years into 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 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.

CNEL. Community Noise Equivalent Level. The average equivalent sound level during a 24-hour day, obtained after addition of approximately five decibels to sound levels in the evening from 7:00 p.m. to 10:00 p.m. and ten decibels to sound levels in the night before 7:00 a.m. and after 10:00 p.m.

Condominium. The legal arrangement in which a dwelling unit in an apartment building or residential development is individually owned but in which the common areas are owned, controlled, and maintained through an organization consisting of individual property owners.

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 annually, update a Congestion Management Plan.

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. 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.

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

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

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 allows 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.

Density Transfer. A way of retaining open space by increasing densities - usually in areas adjacent to existing urbanization and utilities - while leaving unchanged historic, sensitive, or hazardous areas.

Electric and Magnetic Fields (EMF). Electric and magnetic fields (in combination called electromagnetic fields) are found throughout nature and in all living things. Electromagnetic fields surround everything electrical, from small kitchen appliances to high-voltage power lines. There is some concern and much study being done to determine whether electromagnetic fields from overhead power lines can pose a health threat.

Emission Offsets. Enforceable emission reductions from existing sources to partially or completely offset anticipated emission increases associated with new or modified sources. Historically, emission offsets have applied to stationary rather than mobile sources.

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

Floor Area Ratio (FAR). The percentage of floor area (including all floors and not just the "foot print" of a building) when compared to the lot or parcel area.

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

Greenbelt. A strip of land reserved for open space or park land between two developed areas, often providing pedestrian or bicycle connections between the developed areas.

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

Goal. An ideal future end, condition, or state related to the public health, safety, or general welfare toward which planning policies and implementation measures are directed. General expressions of community values and, therefore, somewhat abstract in nature. They are often not quantifiable, time-dependent, or suggestive of specific actions for achievement.

Gross Income. Total income before taxes or other deductions.

Group Quarter. A complex that houses non-related groups of people (e.g., orphanages, convalescent homes, etc.).

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

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

Implementation. Implementation is everything that is done to carry out an adopted General Plan. Organized set of actions or activities carried out in response to adopted policy or to achieve certain objectives.

ISO (Insurance Services Office) Rating. A measure of a fire department's effectiveness in fighting area fires. This rating is based on the facilities and equipment, personnel, and quantity of water available for fire fighting.

Income Categories. The City recognizes five income categories:

Very low - 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.

Indirect Source. A facility, building, structure, installation, or combination thereof, that generates or attracts mobile sources, thereby resulting in emissions.

L_{dn}. Day-Night Average Sound Level. The average equivalent sound level during a 24-hour day obtained after addition of ten decibels to sound levels in the night after 10:00 p.m. and before 7:00 a.m.

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

L_{max}. The maximum sound level recorded during a noise event.

L_n. The sound level exceeded "n" percent of the time during a sample interval. L₁₀ equals the level exceeded ten percent of the time (L₉₀, L₅₀, etc.).

Level of Service. A scale that measures the operating capacity likely to be encountered on a roadway or at the intersection of roadways, based on a volume-to-capacity ratio, with levels ranging from A to F, with A representing the lowest volume-to-capacity ratio and the highest level of service.

Liquefaction. Process by which loose, sandy soil with a high water content is shaken as a result of earthquake activity and loses its ability to act as a solid surface and to support structures.

Material Recovery Facility (MRF). System that will separate and recover waste products for recycling, reuse, or conversion to energy resources.

Median Income. The income level at which 50 percent of total households earn more and 50 percent of the households earn less. The Roseville General Plan uses figures for the Sacramento Metropolitan Statistical Area (SMSA), as identified by HUD, to determine income levels for the City of Roseville. Figures are updated approximately every 18 months.

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

Mitigation Fee. A fee assessed on a source of pollutants that is based on the amount of pollutants emitted. Such a fee can be assessed either in lieu of or in addition to emission offset requirements.

Multi-Family Unit. A complex containing three or more family living units, including group quarters.

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.

Net Acre. Assumes developable land after roadways, highways, easements, and other encumbrances are extracted.

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.

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.

Non-Attainment Area. An area identified by the EPA and/or the California Air Resources

Board as not meeting either the national or California ambient air quality standards for a given pollutant.

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

Opportunities. Opportunities are existing or future situations that provide an effective way to respond to an issue.

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.

Ozone Layer. A layer of ozone 12 to 15 miles above the earth's surface that helps filter out harmful ultraviolet rays from the sun. It may be contrasted with ground level ozone that forms at the earth's surface and is harmful to human health.

Ozone Precursor Emissions. The combined emissions of reactive organic gases (ROG) and nitrogen oxides (NO_x) that form in the presence of sunlight to form ozone.

Para-Transit. Refers to transportation services that operate vehicles such as buses, jitneys, taxis, and vans for senior citizens and/or mobility-impaired.

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.

Planning. Planning is thinking and doing something about the future now.

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

Policy. A specific statement or principle of guiding actions that implies clear commitment but may not be mandatory. Clear statements that guide decision-making.

Pollutant Emissions. The amount (usually stated as a weight) of one or more specific compounds introduced into the atmosphere by a source or group of sources.

Reactive Organic Gases (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.

Rideshare. A travel mode other than driving alone, such as buses, rail transit, carpools, and vanpools.

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

Second Unit. An attached or detached dwelling unit that 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 one to two persons).

SEL or SENEL. Sound Exposure Level of Single Event Noise Exposure Level. The level of noise accumulated during a single noise event, such as an aircraft overflight, with reference to a duration of one second. More specifically, it is the time-integrated A-weighted squared sound pressure level for a stated time interval or event, based on a reference pressure of 20 micropascals and a reference duration of one second.

Single Family Dwelling. A freestanding unattached dwelling or a maximum of two attached independent dwellings.

Solid Waste. Term used to describe the mixture of items discarded by agricultural, residential, and non-residential activities.

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.

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, and/or proposed legislation that may be necessary or convenient for the systematic implementation of any General Plan elements or a portion thereof.

Sphere of Influence. All territory within an agency's existing incorporated boundaries and other areas outside its incorporated boundaries recognized by LAFCo as bearing relationship to the jurisdiction's planning efforts. Sphere of influence areas outside incorporated boundaries are considered likely to be annexed by the jurisdiction.

Special-Status Species. Plant and animal species that are typically listed (State and Federal) as endangered, rare, and threatened, plus those species considered by the scientific community to be deserving of such listing.

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.

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

Transportation Control Management/Measures (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. Transportation Systems Management 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.

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.

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.

Vacancy Rate. The number of vacant units expressed as a percentage of total units. This figure serves as a general indicator in determining the adequacy of housing supply relative to demand.

Vernal Pools. Small, hardpan-floored depressions in valley grasslands that fill with water during wet winter months.

Wetlands. Lands that are transitional between earth and water 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.

Zero Lot Line. A type of development in which one wall of a house coincides with one of the boundaries of the parcel on which it is located.