

APPENDIX A
KEY TERMS AND ABBREVIATIONS

KEY ABBREVIATIONS AND ACRONYMS

Agency Acronyms

BOE	Board of Equalization
CADA	Capitol Area Development Authority
CalEPA	California Environmental Protection Agency
CalSTRS	California State Teachers Retirement System
Caltrans	Department of Transportation
CDCR	California Department of Corrections and Rehabilitation
CHP	California Highway Patrol
DCA	Department of Consumer Affairs
CDE	Department of Education
DGS	Department of General Services
DHS	Department of Health Services
DMV	Department of Motor Vehicles
DOJ	Department of Justice
CDSS	Department of Social Services
DTS	Department of Technology Services
DWR	Department of Water Resources
EDD	Employment Development Department
EPA	Environmental Protection Agency
FTB	Franchise Tax Board
RESD	Real Estate Services Division (The DGS)
RT	Regional Transit (Sacramento County provider)
CSAC	Student Aid Commission
SACOG	Sacramento Area Council of Governments
SAFCA	Sacramento Area Flood Control Agency
SCO	State Controller's Office

KEY ABBREVIATIONS AND ACRONYMS (CONTINUED)

Other Acronyms

BRT	Bus Rapid Transit
CBD	Central Business District
CEC	California Energy Commission
CEQA	California Environmental Quality Act
DNA	Downtown-Natomas-Airport (planned light rail line)
DOT	Department of Transportation
EC	Employment Center (as in Opportunity Area 15, Natomas EC)
EIPB	Excellence in Public Building
EIR	Environmental Impact Report
FAR	Floor Area Ratio
FEMA	Federal Emergency Management Agency
GC	Government Code
GSF	Gross square feet
HCP	Habitat Conservation Plan
HOK	Hellmuth, Obata + Kassabaum
HOV	High Occupancy Vehicle
LEED	Leadership in Energy and Environmental Design
LEED-NC	LEED - New Construction
LOS	Level of Service

LRT	Light Rail Transit
MPO	Metropolitan Planning Organization
MTP	Metropolitan Transportation Plan
NFIP	National Flood Insurance Program
NSF	Net square feet
ORMU	Office, Residential, Mixed-Use
PUD	Planned Unit Development
RSF	Rentable Square Feet
SCR	Senate Concurrent Resolution 39
SF	Square feet
SGN	Smart Growth Network
SOV	Single Occupancy Vehicle
SPA	Special Planning Area
Title 24	State of California Building Code
TOD	Transit-Oriented Development
TSMP	Transportation Systems Management Plan
ULI	Urban Land Institute

KEY TERMS

Backfill Tenant

For the purpose of this Planning Study, an agency, or portion of an agency, that fills, or assists in filling, State-controlled or State-owned space vacated or unused by another State agency.

Brownfields

Abandoned, idled, or under-used industrial and commercial facilities/sites where expansion or redevelopment is complicated by real or perceived environmental contamination. They can be in urban, suburban, or rural areas.

Capitol Area

Established by State statute, the Capitol Area was originally bounded by 5th Street on the west, 17th Street on the east, L Street on the north, R Street on the south, and included an additional half block south of R Street between 11th and 12th Streets. In 2002, the boundaries were extended south at 10th Street to S Street and on the east at 17th along Q Street to the railroad right-of-way between 19th and 20th Streets.

Central Business District (CBD)

City of Sacramento's business center; the commercial and employment center of the city immediately north of the Capitol Area.

Class A Space

Space incorporated in a well appointed, prominently located building. Typically, steel framed with high quality finishes and commanding the highest rents in the market.

Critical habitat (for endangered species)

(i) The specific areas within the geographical area occupied by the species, at the time it is listed in accordance with the provisions of section 1533 of [Title 16 of US Code] on which are found those physical or biological features (I) essential to the conservation of the species and (II) which may require special management considerations or protection; and

(ii) Specific areas outside the geographical area occupied by the species at the time it is listed in accordance with the provisions of section 1533 of [Title 16 of US Code], upon a determination by the Secretary that such areas are essential for the conservation of the species.

Endangered species

Any species that is in danger of extinction throughout all or a significant portion of its range other than a species of the Class Insecta determined by the Secretary to constitute a pest whose protection under the provisions of Chapter 35 of Title 16 of the Endangered Species Act would present an overwhelming and overriding risk to man.

There are several endangered species that have been recorded throughout the Sacramento Region. Those with the largest critical habitat impact development the most. These include: Fairie Shrimp, Tiger Salamander, Orcutt Grass, and other vernal pool inhabitant species. Other species include Swainson's Hawk, the Valley Longhorn Elderberry Beetle, and Burrowing Owls.

Entitlement

The right to guaranteed benefits under a government program; rights obtained through government approvals (often zoning) required to construct an improvement to land.

Gross Square Feet (GSF)

The total amount of floor space within the exterior shell of a building. GSF is calculated by combining the tenant's usable square feet with all non-tenant use of space (common space). This includes stairwells, public restrooms, public corridors, elevators, lobbies, duct shafts, equipment rooms, and wall thickness.

Headway

The time interval between vehicles moving in the same direction on a particular route.

Level of Service

Refers to a measure of congestion that compares actual or projected traffic volume with the maximum capacity of the intersection or road in question. LOS is rated from A (free-flowing traffic) to F (gridlock).

Metropolitan Area

The greater metropolitan Sacramento area, including the City of Sacramento, the County of Sacramento, and the City of West Sacramento.

Net Square Feet (NSF)

The total space available for use by the tenant including internal circulation and meeting rooms. Restroom facilities are included in the net square feet if they are located within the tenant's usable space.

Tenant Improvements

Improvements in the form of partitions, wiring, equipment, etc., installed in the office to fit the needs of the occupants upon moving into the space. "Tenant", as a term, is used to describe not only lessees but also occupants of State-owned facilities.

Threatened Species

Any species at risk of becoming endangered.

Trunk Line

A route operating along a major corridor that carries a large number of passengers and often operates at low headways.

Vernal Pools

A type of marsh found in Mediterranean-type climates (i.e., wet winters and dry summers), especially on coastal terraces in southwestern California, the central valley of California, and areas west of the Sierra Mountains, that is characterized by shallow, seasonally flooded wet meadows with emergent hydrophytic vegetation.

Vernal pools contain the largest amount of endangered species in the Sacramento Region. These complexes have been studied throughout the Sacramento area and will constrain development through the cost and time associated with mitigating construction within vernal pools.

Wetlands

A general term applied to land areas which are seasonally or permanently waterlogged, including lakes, rivers, estuaries, and freshwater marshes; an area of low-lying land submerged or inundated periodically by fresh or saline water.

Developing on wetlands often requires additional permitting. Additionally, wetlands often contain sensitive species which also require mitigations and permitting of their own.

AGRICULTURAL LANDS DEFINITIONS

Page 3-14 contains a discussion and map of agricultural land constraints in the study area. Pages 3-18 through 3-23 contain the evaluation of the opportunity areas located on or near prime farmland and farmland of statewide importance.

Prime Farmland

Farmland with the best combination of physical and chemical features able to sustain long term agricultural production. This land has the soil quality, growing season, and moisture supply needed to produce sustained high yields.

Farmland of Statewide Importance

Farmland similar to Prime Farmland but with minor shortcomings, such as greater slopes or less ability to store soil moisture. Land must have been used for irrigated agricultural production at some time during the four years prior to the mapping date.

Other Agricultural Lands include:

Unique Farmland: Farmland of lesser quality soils used for the production of the State's leading agricultural crops. This land is usually irrigated, but may include non-irrigated orchards or vineyards as found in some climatic zones in California.

Farmland of Local Importance: Land of importance to the local agricultural economy as determined by each county's board of supervisors and a local advisory committee. Lands of local importance for Sacramento are defined as: Sacramento County Lands that do not qualify as Prime, Statewide, or Unique Farmland but are currently used for irrigated crops or pasture or non-irrigated crops; lands that would be Prime or Statewide designation and have been improved for irrigation but are now idle; and lands which currently support confined livestock, poultry operations, and aquaculture.

Grazing Land (G)

Land on which the existing vegetation is suited to the grazing of livestock.

Urban and Built-up Land

Land occupied by structures with a building density of at least 1 unit to 1.5 acres, or approximately 6 structures to a 10-acre parcel. This land is used for residential, industrial, commercial, construction, institutional, public administration, railroad and other transportation yards, cemeteries, airports, golf courses, sanitary landfills, sewage treatment, water control structures, and other developed purposes.

Water

Perennial water bodies with an extent of at least 40 acres.