

APPENDIX A2

POLICY DOCUMENT GLOSSARY

Active Fault. A fault is a fracture in the Earth's crust that is accompanied by displacement between the two sides of the fault. An active fault is defined as a fault that has moved in the last 10,000-12,000 years. A potentially active fault is one that has been active in the past 1.6 million years.

Ambient Noise. The total noise associated with a given environment and usually comprising sounds from many sources both near and far.

Archaeology. The study of historic or prehistoric peoples and their cultures by analysis of their artifacts and monuments.

Attenuation. Reduction in the level of sound due to absorption by the atmosphere, distance, barriers, and other factors.

Bay Area Air Quality Management District. The BAAQMD is the regulatory agency responsible for developing air quality plans, monitoring air quality, and reporting air quality data for the City of Union City.

Building - Any structure used or intended for supporting or sheltering any use or occupancy.

Business Incubator - This is a facility operated by a non-profit corporation that helps provide management, administrative, accounting, and other types of business services to small start-up companies. The successful business incubators have a theme --they screen and only allow certain types of firms such as technology firms to lease. The non-profit business incubators are subsidized by a state or local government. The subsidy allows them to provide the management services at a reduced fee, and they usually offer below market rents. The goal of an incubator is to see the firm expand and leave the premises, allowing the incubator to accept a new firm. A business incubator is not operated as a for-profit business.

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.

Caltrans - California Department of Transportation.

City - City with a capital "C" generally refers to the City of Union City government or administration. City with a lower case "c" generally refers to the geographical area of the city, both incorporated and unincorporated territory (*e.g.*, the city bikeway system).

Collector - Relatively-low-speed, street that provides circulation within and between neighborhoods. Collectors usually serve short trips and are intended for collecting trips from local streets and distributing them to the arterial network.

Community Groups - May include faith-based organizations, service clubs, cultural organizations, social service providers, sports leagues, educational organizations, and the like.

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

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

Consistent - Free from variation or contradiction. Programs in the General Plan are to be consistent, not contradictory or preferential. State law requires consistency between a general plan and implementation measures such as the zoning ordinance.

Critical facilities or uses - Facilities or uses that would be used to respond to the needs of the city in the event of a natural or manmade hazardous event (i.e., hospitals, fire stations, utility installations, critical roadways, communication centers) or uses with high occupancies, such as schools.

DIPSA - The Decoto Industrial Park Study Area Specific Plan. The area identified as DIPSA is regulated under an existing specific plan. The boundaries of the district are Mission Boulevard, Decoto Road, Alvarado-Niles Road, and the Union City/Fremont border. See Housing Unit.

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 impact on, natural resource areas. Land area outside of delineated wetlands and wetland buffers that is otherwise developable, taking into consideration steep slopes, unstable soil, etc.

Development - On land, in or under water, the placement or erection of any solid material or structure; discharge or disposal of any dredged material or of any gaseous, liquid, solid, or thermal waste; grading, removing, dredging, mining, or extraction of any materials; change in the density or intensity of use of land, including, but not limited to, subdivision pursuant to the Subdivision Map Act (commencing with Section 66410 of the Government Code), and any other division of land, including lot splits, except where the land division is brought about in connection with the purchase of such land by a public agency for public recreational use; change in the intensity of use of water, or of access thereto; construction, reconstruction, demolition, or alteration of the size of any structure, including any facility of any private, public, or municipal utility; and the removal or harvesting, and timber operations which are in accordance with a timber harvesting plan submitted pursuant to the provisions of the Z'berg-Nejedly Forest Practice Act of 1973 (commencing with Section 4511).

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

Encourage, v. - To stimulate or foster a particular condition through direct or indirect action by the private sector or government agencies.

Enhance, v. - To improve existing conditions by increasing the quantity or quality of beneficial uses or features.

Environmental Impact Report (EIR) - A report that 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.

Fault - A fault is a fracture in the Earth's crust that is accompanied by displacement between the two sides of the fault. An active fault is defined as a fault that has moved in the last 10,000-12,000 years. A potentially active fault is one that has been active in the past 1.6 million years.

Feasible - Capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, social, and technological factors.

Flex Space - Buildings with walls that can easily be moved at low cost. This allows firms to adjust to rapidly changing levels of employees. The firms can inexpensively expand or contract without finding a new location.

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

Floor Area Ratio (FAR) - The gross floor area permitted on a site divided by the total net area of the site, expressed in decimals to two places. For example, on a site with 10,000 net sq. ft. of land area, a Floor Area Ratio of 1.00 will allow a maximum of 10,000 gross sq. ft. of building floor area to be built. On the same site, an FAR of 1.50 would allow 15,000 sq. ft. of floor area; an FAR of 2.00 would allow 20,000 sq. ft.; and an FAR of 0.50 would allow only 5,000 sq. ft.

Freeway - A high-speed, high-capacity, limited-access transportation facility serving regional and countywide travel. Freeways generally are used for long trips between major land use generators.

Goal - The ultimate purpose of an effort stated in a way that is general in nature and immeasurable.

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 the environment. The term includes, but is not limited to, hazardous substances and hazardous wastes.

Historic Resources. This term usually refers to the time period from the first Euroamerican contact.

Household - All those persons -- related or unrelated -- who occupy a single housing unit.

Housing Unit - The place of permanent or customary abode of a person or family. A housing unit may be a single-family dwelling, a multi-family dwelling, a condominium, a modular home, a manufactured home, a mobile home, a cooperative, or any other residential unit considered real property under State law. A housing unit has, at least, cooking facilities, a bathroom, and a place to sleep. It also is a dwelling that cannot be moved without substantial damage or unreasonable cost.

Implementation Program - An action, procedures, program, or technique that carries out general plan policy. Implementation programs also specify primary responsibility for carrying out the action and a time frame for its accomplishment.

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.

Intermodal Facility - The transit facility at the BART station that includes the 19-bay bus transfer facility, the BART station, the passenger rail station and any other transit facilities and transit amenities that may be developed in conjunction with these uses.

Level of Service (LOS) - A scale that measures the amount of traffic a roadway may be capable of handling on a roadway or at the intersection of roadways. Levels range from A to F, with A representing the highest level of service.

Liquefaction. Liquefaction in soils and sediments occurs during some earthquake events, when material is transformed from a solid state into a liquid state because of increases in pressure in the pores (the spaces between soil particles). Earthquake-induced liquefaction most often occurs in low-lying areas with soils or sediments composed of unconsolidated, saturated, clay-free sands and silts, but it can also occur in dry, granular soils or saturated soils with some clay content.

Local Agency Formation Commission (LAFCo) - The countywide commission 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. LAFCo is empowered to approve, disapprove, or conditionally approve such proposals.

Mitigate, v. - To ameliorate, alleviate, or avoid to the extent reasonably feasible.

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.

Parkway -An expressway or freeway designed for non-commercial traffic only; usually located within a strip of landscaped park or natural vegetation.

Planning Area - The Planning Area is the land area addressed by the General Plan. For the purposes of the this General Plan, the Planning Area is coterminus with the city limit boundary.

PM10. Dust and other particulates come in a range of particle sizes. Federal and state air quality regulations reflect the fact that smaller particles are easier to inhale and can be more damaging to health. PM10 refers to dust/particulates that are 10 microns in diameter or smaller.

PM2.5. The federal government has recently added standards for smaller dust particles. PM2.5 refers to dust/particulates that are 2.5 microns in diameter or smaller.

Rare or Endangered Species - A species of animal or plant listed in: Sections 670.2 or 670.5, Title 14, California Administrative Code; or Title 50, Code of Federal Regulations, Section 17.11 or Section 17.2, pursuant to the Federal Endangered Species Act designating species as rare, threatened, or endangered.

Redevelopment Tax Increment Financing - Tax increment financing is the main source of revenue used by redevelopment agencies to revitalize redevelopment project areas. The tax increment revenue are the property taxes collected from the growth in assessed value in a redevelopment project area. If no incremental growth in property values occurs, then tax increment is not generated.

Residential, Multiple Family - Usually three or more dwelling units on a single site, which may be in the same or separate buildings.

Residential, Single-family - A single dwelling unit on a building site.

Revolving Loan Fund (RLF) - This is a pool of capital managed by a government or non-profit agency whose goal is to provide reduced low-cost loans that will create jobs. The only difference between an RLF and a bank is that the RLF usually serves a targeted social goal which is broader than a profit maximizing objective.

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.

Riparian Vegetation - Vegetation commonly occurring adjacent to stream and river banks characterized by dense growth of trees and shrubs such as willows, alders, cottonwood, wax myrtle, big leaf maple, California laurel, red elderberry, etc.

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

Sensitive Receptors. Uses sensitive to noise such as residential areas, hospitals, convalescent homes and facilities, schools, and other similar land uses.

Shall - That which is obligatory or necessary.

Should - Signifies a directive to be honored if at all feasible.

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.

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.

Special-Status Species. - Plants and animals that are legally protected under the State and Federal Endangered Species Acts (ESAs) or other regulations, and species that are considered by the scientific community to be sufficiently rare to qualify for such listing. Special-status plants and animals are species in the following categories:

- # species listed or proposed for listing as threatened or endangered under the Federal ESA (50 CFR 17.12 [listed plants], 50 CFR 17.11 [listed animals], and various notices in the Federal Register [FR] [species proposed for listing]);
- # species that are candidates for possible future listing as threatened or endangered under the Federal ESA (61 FR 7596-7613, February 28, 1996);
- # species listed or proposed for listing by the State of California as threatened or endangered under the California ESA (14 California Code of Regulations [CCR] 670.5);
- # species that meet the definition of rare, threatened, or endangered under CEQA (State CEQA Guidelines Section 15380);
- # plants listed as rare or endangered under the California Native Plant Protection Act (California Fish and Game Code Section 1900 et seq.);
- # plants considered by the CNPS to be “rare, threatened, or endangered in California” (Lists 1B and 2 in Skinner and Pavlik 1994);
- # animal species of special concern to DFG (Remsen 1978 [birds], Williams 1986 [mammals], and Jennings and Hayes 1994 [amphibians and reptiles]); and
- # animals fully protected in California (California Fish and Game Code Sections 3511 [birds], 4700 [mammals], and 5050 [reptiles and amphibians]).

Sphere of Influence - The probable ultimate physical boundaries and service area of a local agency (City or district) as determined by the Local Agency Formation Commission (LAFCo) of the County.

Station District - The area bounded by Seventh Street, Decoto Road, Alvarado-Niles Road and the Union City/Fremont city limits, and anchored by the BART station and intermodal facility. The core of the district is the PG&E property, the BART property and the Litke property as identified in the Intermodal Station District and Transit Facility Plan.

Streets, Local - A street primary intended to provide access to fronting properties.

Streetscape - The built and natural elements along a road or street. These elements generally include street furniture (i.e., benches), landscaping, water features (i.e., drinking fountains), bus shelters/canopies, kiosks, lighting features, railing/fencing, walls, and litter bins.

Structure - Includes, but is not limited to, any building, road, pipe, flume, conduit, siphon, aqueduct, telephone line, and electrical power transmission and distribution line.

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.

Truck Route - A means of access and through movement for large trucks, thereby maintaining the needed circulation opportunities for an economic segment of the community. Truck routes also provide a certain amount of noise and vibration protection to streets not designated as truck routes.

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 Zoning Ordinance and General Plan land use designations.

Vacant - Lands or buildings that are not actively used for any purpose.

Wetlands and Other Waters of the United States. Wetlands are defined in Section 404 of the Clean Water Act as “areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support (and do support, under normal circumstances) a prevalence of vegetation typically adapted for life in saturated soil conditions” (33 CFR 328.3[b], 40 CFR 230.3). Areas that fit this definition fall under the jurisdiction of the U.S. Army Corps of Engineers. (Corps). To be protected under Section 404 of the Clean Water Act, a wetland must support positive indicators for hydrophytic vegetation, hydric soil, and wetland hydrology. However, agencies other than the Corps may consider an area a wetland if it is lacking one or more of the three parameters set forth by the Corps but provides important wetland functions and values such as wildlife habitat and water quality maintenance.

The term “other waters of the United States” refers to seasonal or perennial water bodies, including lakes, stream channels, drainages, ponds, and other surface water features that exhibit an ordinary high-water mark but lack positive indicators for one or more of the three wetland parameters described above (33 CFR 328.4). These water bodies are often also protected by the Corps or other agencies because of their important ecological function and values.

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