



Glossary

The following is a glossary of key terminology used throughout this General Plan document.

Abatement

An action taken to reduce, relieve or suppress another continuing action.

Accessibility

A general term used to describe the degree to which a system is usable by as many people as possible or the degree of ease with which it is possible to reach a certain location from other locations.

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 environmental noise at a given location.

Appreciably

Appreciably means measurably or perceivably, and appreciable means measurable or perceivable, but not minute.

Arts

Arts refers to a broad range of expressive disciplines such as: visual and plastic art such as painting, graphic arts, mixed media, sculpture, hot glass, mosaics, crafts and functional art; performance art such as theater, music and dance; and literary art including poetry, stories and spoken word.

Artesian Pressure

Artesian pressure refers to groundwater pressure in a confined aquifer. The aquifer is often situated at an incline which increases groundwater pressure.

Basements and Cellars

The lowest stories of buildings, but only if at least 80% of the story's cubic area is below both the adjacent land level and the natural grade.

Best Management Practices (BMP)

BMPs are conservation practices or systems of practices and management measures that control soil loss and reduce water quality degradation caused by nutrients, animal waste, toxins and sediment.

Bike Lane - Class II Bikeway

A bicycle facility which provides a restricted right-of-way designated for the use of bicycles with a striped lane on a street or highway.

Bike Path - Class I Bikeway

A bicycle facility which provides a completely separate right-of-way designated for the exclusive use of bicycles and pedestrians.

Bike Route - Class III Bikeway

A bicycle facility which provides a right-of-way designated by signs or pavement markings for shared use with pedestrians or motor vehicles.

Biodiversity

This term refers to the diversity of plant and animal life in a particular habitat.

Blight

A condition of deterioration of a site, structure or area that may cause nearby buildings and/or areas to decline in attractiveness and/or utility.



Brownfield

Land previously used for industrial purposes or certain commercial uses that may be contaminated by concentrations of hazardous waste or pollution and that has the potential to be reused once it is cleaned up.

Buffer Zone

A buffer zone is an area of land separating two distinct land uses in order to soften or mitigate the effects of one land use on the other.

Building

Any structure with a roof supported by columns or walls, including greenhouses and covered arenas.

Capital Facility

Capital facilities are land, buildings and equipment, or portions thereof, valued at \$10,000 or more per unit, and with a life expectancy of at least five years.

Capital Improvement Program (CIP)

A multi-year budget program established by a city or county government which schedules permanent improvements 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.

California Environmental Quality Act (CEQA)

A California law which sets forth a process for public agencies to make informed decisions on discretionary project approvals. The process aids decision-makers to determine whether any environmental impacts are associated with a proposed project. It

requires environmental impacts associated with a proposed project to be eliminated or reduced, and that mitigation measures be implemented.

Carbon Sequestration

The process of removing and storing carbon.

City

The City of Richmond.

City Limits

The limits encompassing incorporated territory where land use is controlled by the city.

Climate-Friendly

Climate-friendly refers to the various practices, standards and technologies that result in lower greenhouse gas emissions as compared to traditional approaches.

Community Facilities

Community Facilities are those facilities provided either by government or nongovernment agencies for the benefit and use of the community. For the purposes of this General Plan, community facilities refer to buildings that house educational and human services, supporting social, physical, educational and economic development. Examples include schools, libraries, childcare facilities, community centers and other public facilities devoted to the social and mental health of Richmond's children, youth and adults.

Community Garden

A neighborhood-based, small-scale urban agriculture activity (primarily focused on fruits, vegetables

and flowers) that can contribute to community development, environmental awareness, positive social interaction, community education and general health. This type of garden is generally divided into multiple plots for crop cultivation and maintained by individual parties.

Community Node

Community nodes are major intersections that provide a mix of uses and amenities for multiple neighborhoods. They can serve as public gathering areas in addition to providing retail and higher-density housing opportunities.

Community Noise Equivalent Level (CNEL)

CNEL is an Ldn with an additional 5 dBA "penalty" for the evening hours between 7 p.m. and 10 p.m. when most people are home.

Complete Neighborhoods

Complete neighborhoods provide walkable access to basic necessities for living. In planning terms, a comfortable walking distance is thought to be approximately one quarter-mile. When residents have access to a range of goods and services that are typically utilized on a daily basis within this radius, neighborhoods are considered "complete."

Council

The City Council of Richmond.

Crime Prevention Through Environmental Design (CPTED)

Methods of urban and architectural design that are based on the idea that design and effective use of the



built environment can lead to reduction in the fear of crime and incidence of crime.

Culture

Culture refers to a set of distinctive spiritual, material, intellectual and emotional features of a society or social group. Culture relates to patterns of human activity that are passed down from generation to generation, giving life significance and importance. Culture may be manifested in music, literature, life-style, foods, dress, art, theater, film, ways of living together, value systems, traditions and beliefs.

Cultural Amenities

Designated space or programming for individual and group presentations, exhibitions or public performances involving music, dance, theatre, opera, literature, visual arts or any combination of media or genres currently known or which may come to be known.

Daylighting

When Richmond and many other cities originally developed, naturally formed creeks, channels and seasonal wetlands were replaced with underground drainage systems. Today, efforts are being made to reopen or “daylight” these important ecosystems.

Day-Night Average Noise Level (Ldn)

Ldn is a 24-hour average Leq with a 10 dBA “penalty” added to noise levels during the hours of 10 p.m. to 7 a.m. to account for increased sensitivity that people tend to have to nighttime noise.

Decibel (dB)

Sound is created when vibrating objects produce pressure variations which move through air. Air pressure is characterized by amplitude which is experienced as “loudness” and frequency which is experienced as “pitch”. The standard unit for measuring amplitude of noise is a decibel (dB). Other measures of noise include equivalent energy noise level (Leq), day-night average noise level (Ldn) and community noise equivalent level (CNEL)

Dedication

The transfer of property from private to public ownership.

Density

Density refers to the development capacity of residential land. It is described in dwelling units per acre of land.

Development

The construction, erection, placement or appreciable alteration of a structure, including mobile dwelling units, it also means appreciable surface alteration, including grading, surfacing, excavation, fill or mounding of land, or deposition of material.

Development Impact Fees

Within urbanized communities, which are near build out, development impact fees are collected to mitigate the impact of new development through provision of a proportionate share of the financing needed for identified public facilities and to maintain existing levels of service for that community.

Districts

A district is an area that provides a unique mix of uses including industrial, office, retail, residential and open space that serve the entire community. Districts also represent geographic areas or zones where there is a concentration of related or complementary activities and uses.

Earthquake Fault Zone

The State Geologist establishes Earthquake Fault Zones around surface traces of active faults and distributes maps of these areas for planning purposes.

Ecological Footprint

An ecological footprint is a measure of the impact that human activities have on the environment.

Environmentally Sensitive Lands (ESL)

Land containing steep hillsides, sensitive biological resources, coastal beaches, sensitive coastal bluffs, or Special Flood Hazard Areas.

Equitable Development

Equitable development is an approach to creating healthy, vibrant, communities of opportunity. Equitable outcomes come about when smart, intentional strategies are put in place to ensure that low-income communities and communities of color participate in and benefit from decisions that shape their neighborhoods and regions.

Equivalent Energy Noise Level (Leq)

Leq is a time-averaged sound level; a single-number value that expresses the time-varying sound level for the specified period as though it were a constant



sound level with the same total sound energy as the time-varying level.

Floodplain

Any land area susceptible to being inundated by flood waters from any source.

Floor Area

The area of all floors, regardless of composition including soil, under roof in or connected to buildings, including porches, decks, carports, and attic floors to the extent that the height of the ceiling is five feet or more above the floor.

Floor Area Ratio (FAR)

The numerical value obtained by dividing the gross floor area of all buildings on a premise by the total area of the premises on which the buildings are located.

Form-Based Code

A form-based code regulates development to achieve a specific urban form. This type of code centers on controlling the form of the public and private realms while offering considerable flexibility in building use.

Gateway

An entrance corridor that heralds the approach of a new landscape and defines the arrival point as a destination.

Grading

Any earthwork that involves grubbing, excavating, embanking, or filling.

Green

Green is a term used to imply that a service, product, technology or practice is environmentally friendly or sustainable.

Green Collar Jobs

This term refers to manufacturing, distribution, recycling and other jobs that are associated with emerging industries that reduce energy consumption and support alternative development. Economists predict robust job growth in this job category.

Green Economy

The green economy includes renewable energy sources, organic produce and products, green buildings, alternative fuel vehicles and more.

Green Streets

Green streets use vegetation and permeable materials in the public right-of-way to manage stormwater runoff, reduce flows, improve water quality and enhance watershed health.

Ground Aquifer

A ground aquifer is an underground layer of sand, gravel, or rock saturated with water.

Hazardous Material/Waste

A substance or combination of substances which, because of quantity, concentration, or physical, chemical or infectious characteristics, may: 1) cause or significantly contribute to an increase in mortality or an increase in serious irreversible, or incapacitating reversible, illness; or 2) pose a substantial present or potential hazard to human health or the environ-

ment when improperly treated, stored, transported or disposed of or otherwise managed.

Heat-island Effect

The heat-island effect is increased local or neighborhood temperatures in metropolitan areas as compared to surrounding rural areas. This increase in temperature is largely due to the modification of the land surface to materials such as concrete and asphalt that have different thermal and radiative properties and to waste heat generated by energy usage.

Hotspots

Hotspots are problematic intersections or areas that tend to experience high rates of vehicular, bicycle or pedestrian accidents. Hotspots warrant concentrated efforts to pinpoint issues and improve safety.

Impact

The effect of any man-made actions or indirect repercussions of man-made actions on existing physical, social, or economic conditions.

Including

Includes but is not limited to the items listed, consistent with the text and purposes of the General Plan and the Richmond Hills Initiative.

Infill Development

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

**Infrastructure**

Infrastructure refers to the facilities, buildings or equipment and structures that support utilities, transportation, communication, waste disposal, and community activities. In this General Plan the term infrastructure encompasses a wide range of public services including water, sewers, garbage collection, flood control, gas and electricity, solid waste disposal, wastewater treatment and streets.

Integrated Resource Recovery Facility

An Integrated Resource Recovery Facility (IRRF) combines in one facility the capability to recycle, compost organic wastes (including sewage sludge) and convert waste into energy through landfill gas recovery. A combined system provides both environmental and community benefits, reducing costs for the customer while creating a more efficient and comprehensive recycling operation.

Intensity

Intensity describes the degree to which a property can be developed – allowable building square footage, height and proportion of lot coverage. Intensity is generally measured by floor-area ratio (FAR) which represents the relationship between the total square footage of development on a lot and the area of that lot.

Jobs-Housing Balance

A planning tool used to achieve an optimal number of jobs to housing units within a jurisdiction, matching the skills of the workforce with housing costs, sizes, and locations.

Joint Use

The development of two or more adjacent zoning lots located in the same zoning district and used for a single, unified development. Also refers to the shared use of recreational areas by the school and community during non-school hours as defined in joint use lease agreements.

Key Corridor

A key corridors is a commercial street that provide local-serving retail, multi-family housing and other community uses within walking distance of residential neighborhoods. These corridors are pedestrian-friendly, support multiple types of travel and feature a mix of uses and development intensities that meet the needs of adjacent neighborhoods. While major activity centers, community nodes and gateways generally occur at the intersection of two corridors, key corridors link multiple neighborhoods to each other and to regional destinations.

Landmark

A landmark is a building, site, object, structure, or significant tree(s), having historical, architectural, social or cultural significance and marked for preservation by the local, state, or federal government. A landmark also refers to a visually prominent or outstanding structure or natural feature that functions as a point of orientation or identification.

Landslide

A form of ground failure where there is a relatively rapid downslope movement of a dry mass of soil, rock and rock debris. The term is often used to

include the sliding of wet earth masses such as mudslides and earthflows.

LEED Standards

Leadership in Energy and Environmental Design (LEED) Standards are standards developed by the United States Green Building Council to evolve and encourage green building practices. The LEED green building rating system ranks buildings based on sustainable site development, water savings, energy efficiency, materials selection and indoor environmental quality.

Level of Service (LOS)

A qualitative measure describing operational conditions within a traffic stream. LOS ratings typically range from LOS A, which represents free flow conditions to LOS F, which is characterized by forced flow, heavy congestion, stop-and-go traffic, and long queues forming behind breakdown points.

Liquefaction

A process that occurs when sand, silt, or gravel experiences a sudden loss of strength due to water saturation. Similar to landsliding and mud flows, liquefaction is a form of ground failure where the ground does not hold together.

Lot

A parcel, tract, or area of land established by plot, subdivision or other legal means to be owned, used, or developed.



Major Activity Centers

Major activity centers are the primary urban centers that provide a wide mix of retail, office, housing and entertainment-related uses serving the City and region.

Mitigation

An action which reduces the impact or effect of a development or capital project.

Mixed-Use

A development consisting of two or more land uses that are combined in a single structure or located on a single site, with functional interrelationships between uses and a coherent design. Typically, mixed-use can be done in the following ways: Vertical Mixed-Use – A single structure with the above floors used for residential or office use and the ground floor for retail/commercial, and Horizontal Mixed-Use – A single structure which provides retail/commercial in the portion fronting a public or private street with attached or detached residential or offices uses located behind or to the side of a single site.

Multi-modal

Refers to the availability of multiple transportation options, especially within a system or corridor.

Neighborhood

A planning area commonly identified as such in a community's planning documents, and by the individuals residing and working within the neighborhood. Documentation may include a map prepared

for planning purposes, on which the names and boundaries of the neighborhood are shown.

Neighborhood Node

A neighborhood node provides local retail, community services, urban parks and small public gathering areas or other community amenities that support residents' daily needs.

Net Zero Energy

Net zero energy is achieved when the amount of electricity put back into the grid equals the amount used from the grid, on an annual basis. The net zero energy concept is based on the State Department of Energy's Zero Energy Homes research initiative. A net zero energy structure combines state-of-the-art, energy-efficient construction and appliances with commercially available renewable energy systems such as solar electricity and results in net zero consumption from utility provider.

Noise

Any unwanted sound which is undesirable because it interferes with speech, hearing, sleep, or is intense enough to damage hearing or is otherwise annoying. The State Noise Control Act defines noise as "... excessive, undesirable sound..."

Noise Attenuation

The ability of a material, substance, or medium to reduce the noise level from one place to another or between one room and another. Noise attenuation is specified in decibels.

Noise-Sensitive Land Use

Those specific land uses which have associated indoor and/or outdoor human activities that may be subject to speech, hearing or sleep interference, and/or annoyance from noise produced by community sound sources. Such human activity typically occurs daily for continuous periods of 24 hours or is of such a nature that noise is significantly disruptive to activities that occur for short periods.

Peak-Hour

The period during which the highest number of trips occur during a single hour in the day.

Planning Area

A city's planning area includes not only the city and its sphere-of-influence, but areas which bear some relation to the City's planning even though they may not be annexed or served by the City.

Police Power

The inherent right of a government to restrict an individual's conduct or use of his/her own property in order to protect the health, safety, and welfare and morals of the community.

Port Priority Use

Port priority use areas include within their premises marine terminals and directly-related ancillary activity such as container freight stations, transit sheds and other temporary storage, ship repairing, support transportation uses including trucking and railroad yards, freight forwarders, government offices related to the port activity, chandlers and marine services.

**Practicable**

Capable of being done or put into effect.

Public Right-of-way

The right-of-way includes the roadbed and adjacent lands in public control, including lands utilized for roadway protection, storm drainage, public utilities, pedestrian travel, and roadside planting.

Receiving Area

An area where high density or medium density residential development is permitted by this General Plan, low density residential development is permitted by a Specific Plan or in a Planned Area District, or that is designated by the City Council.

Retail Leakage

Retail leakage describes the loss of consumer dollars generated in one jurisdiction and spent in another. When a Richmond resident or wage earner makes a purchase in an adjacent city, the sales tax revenue benefits the city where the money is spent instead of the city where the money is earned.

Richmond Hills Initiative Area

Richmond Hills Initiative Area is the land designated by Assessor's Parcel Numbers 435-190-001, 435-200-004, 435-200-007, 435-200-008, 435-210-001, 435-210-006, 435-210-007, 435-230-004, 435-230-005, 435-230-006, 435-230-007, 435-230-008, 435-230-009, 435-230-011, 435-230-012, 435-230-013, 435-230-014, 435-230-015, 435-230-020, 435-230-021, 435-230-023, 435-230-027, 435-230-028, 435-230-030, 435-230-

038, 435-230-040, 435-230-042, 435-230-043, 435-230-045, 435-230-046, 435-230-050, 435-230-051, 435-230-052, 435-240-001, 435-240-002, 435-180-008, 435-180-005, and 435-300-009.

Routes of Regional Significance

A route which connects two or more "regions" in a county and carries a significant amount of through-traffic. The Contra Costa Transportation Authority designates routes of regional significance in Contra Costa County.

Small-scale Farms and Ranches

Small-scale dairy farms, pig farms, poultry ranches, Christmas tree farms or nurseries are those that are commonly classified as, or considered to be small in their respective lines of activity. (The City Council can particularize these definitions by appropriate legislation and actions, in all cases in full compliance with the substantive content and purposes of the Richmond Hills Initiative, if applicable.)

Special States Species

Plants and animals that are listed, proposed for listing, or candidates for listing as endangered or threatened under the Federal or State Endangered Species Acts, rare or endangered under the California Environmental Quality Act, including locally rare species addressed in California Code of Regulations Sections 15380 and 15125(c), listed as rare under the California Native Plant Protection Act, or protected under California Fish and Game Code Sections 3511, 4700, 5050, and 5515.

Structure

Any building, tower, utility line, dam, tank, or any other, artifact constructed, erected, or placed on a parcel, the existence or use of which requires location on the ground or attachment to something located directly or indirectly on the ground.

Traditional Zoning

Also referred to as "Euclidean Zoning," traditional zoning is characterized by a separation of land uses into designated geographic areas. Dimensional standards are typically applied to lots within each zoning district, regulating height, setbacks, lot coverage, lot sizes, etc. This is the most common type of zoning and is used in small and large cities.

Urban Forest

Urban forests include trees and tree-canopy coverage in urban environments.

Urban Limit Line

An urban limit line designates a boundary beyond which no urban land uses may be permitted. The intent of Contra Costa County's Urban Limit Line Policy is to preserve non-urban agricultural lands, open space and environmental resources.

Quiet Zones

Areas where trains do not have to sound their horns when approaching a grade crossing. The federal government allows local jurisdictions to establish train horn quiet zones with the implementation of supplementary and alternative safety measures to compensate for loss of the train horn usage.

**Redevelop**

To demolish existing buildings; or to increase the overall floor area existing on a property; or both; of whether a change occurs in land use.

Redevelopment

The legally authorized process of rehabilitating or rebuilding a deteriorated section of a City using municipal powers and finances to reassemble properties, replace infrastructure, or otherwise assist in creating new facilities and stimulating private development.

The imparting of new economic and community life in an existing neighborhood, area, or business district while at the same time preserving the original building stock and historic character.

Rideshare

Transportation of more than one person for commute purposes, in a motor vehicle, with or without the assistance of a commuter matching service.

Sea Level Rise

A rise in the level of the ocean's surface; especially the mean level halfway between high and low tide.

Seiche

A wave that oscillates from a few minutes to a few hours within enclosed or restricted bodies of water such as lakes, bays or gulfs as a result of seismic or atmospheric disturbances.

Sensitive Receptors

Land uses considered to be sensitive receptors include residential, schools, child care centers, acute care hospitals, and long-term health care facilities. Sensitive receptors are determined based upon special factors which may include the age of the users or occupants, the frequency and duration of the use or occupancy, continued exposure to hazardous substances as defined by federal and state regulations, and the user's ability to evacuate a specific site in the event of a hazardous incident.

Shared Parking

Parking spaces shared by more than one user. Allows multiple users on one site to take advantage of different parking demand peaking characteristics. Off-site shared parking arrangements can also be used to meet parking needs by utilizing available off site parking supply.

Shoreline

The interface of land, tidal water and its related ecology.

Specific Plan

A special set of development standards that apply to a particular geographical area.

Sphere-of-Influence

Refers to unincorporated areas which may ultimately be annex and served by a city.

Stormwater

The flow of water, which results from precipitation, immediately following rainfall.

Street Furniture

A collective term for objects and pieces of equipment installed on streets and roads for various purposes, including benches, bollards, post boxes, phone boxes, streetlamps, street lighting, traffic lights, traffic signs, direction signs, bus stops, taxi stands, outside lavatories, fountains and memorials, and waste receptacles.

Subsidence

The gradual, local setting sinking of the earth's surface with little or no horizontal motion. Subsidence is usually the result of gas, oil, or water extraction, hydro compaction, or peat oxidation, and not the result of a landslide or slope failure.

Suburban

Inhabited districts located either on the outer rim of a city or outside the official limits of a city.

Sustainable Development

Development that meets the needs of the present without compromising the ability of future generations to meet their needs. In the City of San Diego, the result would be compact, village-like development that ensures the maximum use of underutilized sites, encourages the use of public transport, cycling and walking over the use of the private car, and minimizes water, air, biological and other impacts on the local environment and communities.

Tax Increment Financing (TIF)

Tax increment is the agency's base financing tool and is based upon the cumulative assessed value



within a project area at the time a redevelopment plan is adopted. Any increase in assessed property value (resulting from the sale of property or new development) over the base value is called tax increment and may be utilized by the agency to repay debt incurred in conjunction with redeveloping the project area.

Topography

The practice of graphic delineation in detail, usually on maps or charts of natural and man-made features of a place or region, in a way to show their relative positions and elevations.

Traffic Management

Management of the road network in order to achieve improvements in road safety and efficiency. Techniques include physical measures, regulatory measures, information provision and charging for facilities.

Transit-Oriented-Development (TOD)

A compact land use pattern with housing, public parks, and plazas, jobs and services located along key points on a transit system.

Tsunami

A very large ocean wave caused by an earthquake, volcanic eruption, or other disturbance on the sea floor.

Walkability

The extent to which walking is readily available to the consumer, as a safe, connected, accessible, and pleasant activity.

Watershed

A hydrologic geographic area in which waters, solids and dissolved materials flow to a common outlet such as a point on a larger stream, a lake or underlying aquifer, an enclosed bay, an estuary, or the ocean.

Wayfinding

Navigates readers through a city, hospital corridor or airport, calls attention to a storefront, or provides information about an exhibit; a succession of clues comprising visual, audible and tactile elements.

Wetlands

A transitional area between terrestrial and aquatic systems where the water table is usually at or near the surface or where the land is covered by shallow water.