



**Town of Loomis  
General Plan 2020–2040  
Volume II**



Final

April 2024

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Chapter

# 1

## GLOSSARY





**VOLUME II  
IMPLEMENTING STANDARDS, GUIDELINES, AND PLANS**

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# GLOSSARY

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## ABBREVIATIONS

AB	Assembly Bill
ACS	American Community Survey
ADT	Average daily trips made by vehicles or persons in a 24-hour period (Average Daily Traffic)
ADL	Activities of Daily Living
ADU	Accessory Dwelling Unit
ADA	Americans with Disabilities Act
AFFH	Affirmatively Furthering Fair Housing
AFH	Assessment of Fair Housing
AFY	Acre-feet Per Year
ALS	Advanced Life Support
APSH	Adult Permanent Supportive Housing
APR	Annual Percentage Rate
AQAP	Air Quality Attainment Plan
AQMP	Air Quality Management Plan (Federal)
ARPA	Archaeological Resources Protection Act
AWSC	All-way-stop-controlled [traffic intersection]

# GLOSSARY

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BACT	Best Available Control Technology
BMPs	Best Management Practices
B.P.	Before Present
BP	Business Park Zoning District
Btu	British thermal output
CAAQs	California Ambient Air Quality Standards
CAFE	Corporate Average Fuel Economy
CalEPA	California Environmental Protection Agency
Caltrans	California Department of Transportation
CASQA	California Stormwater Quality Association
CBC	California Building Code
CC	Central Commercial Zoning District
CCAA	California Clean Air Act
CCE	California Candidate Endangered (species regulatory status)
CCR	California Code of Regulations
CC&Rs	Covenants, Conditions, and Restrictions
CDBG	Community Development Block Grant
CE	California Endangered (species regulatory status)
CEC	California Energy Commission
CEQA	California Environmental Quality Act



CESA	California Endangered Species Act
CFCs	Chlorofluorocarbons
CFP	California Fully Protected (species regulatory status)
CFR	Code of Federal Regulations
CG	General Commercial Zoning District
CH <sub>4</sub>	Methane
CHAS	Comprehensive Housing Affordability Strategy
CHRIS	California Historical Resources Information System
CHWMP	Placer County Hazardous Waste Management Plan
CIP	Capital Improvements Program
CLC	Community Learning Center
CNDDDB	California Natural Diversity Database
CNEL	Community Noise Equivalent Level
CO	Office Commercial Zoning District
CO	Carbon Monoxide
CO <sub>2</sub>	Carbon Dioxide
CO <sub>2</sub> e	Carbon Dioxide Equivalent
COG	Council of Governments
CoSWMP	Placer County Solid Waste Management Plan
CRHR	California Register of Historic Places

# GLOSSARY

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CSA	California Special Animal (species regulatory status)
CSC	California Species of Special Concern (species regulatory status)
CT	California Threatened (species regulatory status)
CT	Tourist/Destination Commercial Zoning District
CUP	Conditional Use Permit
CUPA	Certified Unified Program Agency
CV	Central Valley
CWA	Clean Water Act
DAR	Dial-A-Ride
dB	Decibel
dBA	"A-weighted" Decibel
DBH	Diameter at Breast Height (trees)
DDT	Dichlorodiphenyltrichloroethane
DPM	Diesel Particulate Matter
DPS	Distinct Population Segment
DU	Dwelling Unit
EDU	Equivalent Dwelling Unit
EFH	Essential Fish Habitat
EIR	Environmental Impact Report (State)
EIS	Environmental Impact Statement (Federal)

EMS	Emergency Medical Services
EMT	Emergency Medical Technician
EO	Executive Order
EPCRA	Emergency Planning Community Right-to-Know Act
ESA	Environmentally Sensitive Area
FAR	Floor Area Ratio
FD	Federally Delisted (species regulatory status)
FE	Federally Endangered (species regulatory status)
FEMA	Federal Emergency Management Agency
FESA	Federal Endangered Species Act
FHAP	Fair Housing Assistance Program
FHEO	Fair Housing and Equal Opportunity
FHWA	Federal Highway Administration
FIP	Federal Implementation Plan
FIRM	Flood Insurance Rate Map
FLSRA	Folsom Lake State Recreation Area
FMD	Fisheries Management Plan
FMRs	Fair Market Rents
FT	Federally Threatened (species regulatory status)
GC	General Commercial Zoning District

# GLOSSARY

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GHG	Greenhouse Gas
GSA	Groundwater Stability Agency
GWh	Gigawatt-hours
GWP	Global Warming Potential
HCD	Housing and Community Development Department of the State of California
HCFCs	Hydrochlorofluorocarbons
HFCs	Hydrofluorocarbons
HMBP	Hazardous Materials Business Plan
HOV	High Occupancy Vehicle
HUC	Hydraulic Unit Codes
HUD	U.S. Department of Housing and Urban Development
HVAC	Heating, Ventilation, and Air Conditioning
I-	Interstate
IL	Light Industry Zoning District
ILT	Limited Industrial Zoning District
ISO	Insurance Service Office
ITS	Intelligent Transportation Systems
JADU	Junior Accessory Dwelling Unit
JPA	Joint Powers Authority or Agreement

Kwh	Kilowatt-hours
LAFCo	Local Agency Formation Commission
L <sub>dn</sub>	Day and Night Average Sound Level
L <sub>eg</sub>	Sound Energy Equivalent Level
L <sub>eq</sub>	Hourly Average Sound Level
L <sub>max</sub>	Maximum Sound Level
LHMP	Local Hazard Mitigation Plan
LHTF	Local Housing Trust Fund Program
LID	Low Impact Development
LODES	Longitudinal Employer/Household Dynamics Origin-Destination Employment Statistics
LOS	Level of Service
LUSD	Loomis Unified School District
MBTA	Migratory Bird Treaty Act (federal)
mgd	Million Gallons Per Day
MND	Mitigated Negative Declaration
mph	Miles Per Hour
MPO	Metropolitan Planning Organization
MRF	Materials Recovery Facility
MSL	Mean Sea Level

# GLOSSARY

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MSA	Metropolitan Statistical Area
MT	Metric tons
MT CO <sub>2</sub> e	Metric Tons of CO <sub>2</sub> Equivalent
MTP	Metropolitan Transportation Plan
MUP	Minor Use Permit
MUTCD	Manual on Uniform Traffic Control Devices
N <sub>2</sub> O	Nitrous Oxide
NAAQs	National Ambient Air Quality Standards
NAGPRA	Native American Graves Protection and Repatriation Act
NAICS	North American Industry Classification System
NCCP	Natural Communities Conservation Plan for Placer County
NCIC	North Central Information Center
ND	Negative Declaration
NEHRPA	National Earthquake Hazards Reduction Program Act
NEPA	National Environmental Policy Act
NESHAP	National Emission Standard for Hazardous Air Pollutants
NHPA	National Historic Preservation Act
NMFS	National Marine Fisheries Service
NO <sub>2</sub>	Nitrogen Dioxide
NO <sub>x</sub>	Nitrogen Oxides

NOA	Naturally Occurring Asbestos
NP	Not Permitted
NPDES	National Pollutant Discharge Elimination System
NPPA	Native Plant Protection Act
NWPR	Navigable Waters Protection Rule
OC	Over Capacity
OEDD	Overall Economic Development Plan
OEHHA	Office of Environmental Health Hazard Assessment
OHWM	Ordinary High-water Mark
O/P	Office/Professional Commercial Zoning District
OPR	Office of Planning and Research
P	Public/Quasi-Public Zoning District OR Permitted Use
PCAPCD	Placer County Air Pollution Control District
PCC	Prior Converted Cropland
PCAPCD	Placer County Air Pollution Control District
PCE	Placer Commuter Express
PCFCWCD	Placer County Flood Control and Water Conservation District
PCWA	Placer County Water Agency
PD	Planned Development Zone
PFCs	Perfluorinated Chemicals

# GLOSSARY

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PG&E	Pacific Gas and Electric Company
PI	Public/Institutional Zoning District
PIT	Point-in-time
PM	Particulate Matter
POS	Public Open Spaces Zoning District
ppd	Pounds Per Day
PUC	Public Utilities Commission
PUD	Planned Unit Development
PUHSD	Placer Unified High School District
RA	Residential Agricultural Zoning District
RCAA	Racially Concentrated Area of Affluence
RE	Residential Estate Zoning District
R/ECAPs	Racially or Ethnically Concentrated Areas of Poverty
RH	Residential High Density Zoning District
RH-20	Residential High Density Zoning District with a 20 unit per acre maximum
RH-O	Residential High Density Overlay Zoning District
RHNA	Regional Housing Needs Allocation
RHNP	Regional Housing Needs Plan
RL	Residential Low-Density Zoning District



RM	Residential Medium Density Zoning District
RMH	Residential Medium-High Density Zoning District
RNDBT	Roundabout
ROG	Reactive Organic Gasses
RPS	Renewable Portfolio Standard
RR	Rural Residential Zoning District
RS	Residential Single-Family Zoning District
RTP	Regional Transportation Plan
RWQCB	Regional Water Quality Control Board
S	Permit by Special Use Regulations
SAA	Streambed Alteration Agreement
SAFE	Safer Affordable Fuel-Efficient
SARA	Superfund Amendments and Reauthorization Act
SB	Senate Bill
SCS	Sustainable Communities Strategy
SECAP	System Evaluation and Capacity Assurance Plan
SEL	Sound Equivalent Level
SEZ	Stream Environment Zone
SF <sub>6</sub>	Sulfur Hexafluoride
SHPO	State Historic Preservation Office

# GLOSSARY

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SIP	State Implementation Plan
SMAQMD	Sacramento Metropolitan Air Quality Management District
SO <sub>2</sub>	Sulphur Dioxide
SPFD	South Placer Fire District
SPMUD	South Placer Municipal Utilities District
SR	State Road
SRRE	Placer County Source Reduction and Recycling Element
SROs	Single-Room Occupancy Rooms
STOL	Short Take-off and Landing
SVAB	Sacramento Valley Air Basin
SWRCB	State Water Resources Control Board
TACs	Toxic Air Contaminants
TC	Town Center Commercial Zoning District
TDM	Transportation Demand Management
TDR	Transfer of Development Rights
TSM	Transportation Systems Management
TWSC	Two-way-stop-controlled [traffic intersection]
UBC	Uniform Building Code
UHC	Uniform Housing Code
UP	Use Permit

UPRR	Union Pacific Railroad
USACE	United States Army Corps of Engineers
USC	United States Code
USFWS	United States Fish and Wildlife Service
USFWS IPaC	U.S. Fish and Wildlife Service Information for Planning and Consultation Database
UST	Underground Storage Tank
Vdb	Vibration Decibels
VMT	Vehicle Miles Traveled
VOC	Volatile Organic Compounds
WL	Watch List (species regulatory status)
WOTUS	Waters of the United States
WQC	Water Quality Certification
WRSL	Western Regional Sanitary Landfill
WTP	Water Treatment Plant
WWTP	Wastewater Treatment Plant

## DEFINITIONS OF SPECIALIZED TERMS AND PHRASES

**Abut.** Having property lines, street lines, or zoning district lines in common. [Zoning Ordinance]

**Acceptable Risk.** A hazard deemed to be a tolerable exposure to danger given the expected benefits to be obtained. Different levels of acceptable risk may be assigned according to the potential danger and the criticalness of the threatened structure. The levels may range from “near zero” for nuclear plants and natural gas transmission lines to “moderate” for open space, ranches and low-intensity warehouse uses.

**Access/Egress.** The ability to enter a site from a roadway and exit a site onto a roadway by motorized vehicle.

**Accessory Dwelling Unit (ADU).** An attached or a detached residential dwelling unit that provides complete independent living facilities for one or more persons and is located on a lot with a proposed or existing primary residence. It shall include permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as the single-family or multifamily dwelling is or will be situated. An accessory dwelling unit also includes the following: A) An efficiency unit. B) A manufactured home, as defined in Section 18007 of the California Health and Safety Code. [Zoning Ordinance]

**Accessory Dwelling Unit, Junior (JADU).** A unit that is no more than 500 square feet in size and contained entirely within a single-family residence. A junior accessory dwelling unit may include separate sanitation facilities or may share sanitation facilities with the existing structure.

**Accessory Retail or Services.** The retail sale of various products, or the provision of certain personal services within a health care, hotel, office, or industrial complex, to employees or customers. Examples of these uses include pharmacies, gift shops, and food service establishments within hospitals; convenience stores and food service establishments within hotel, office and industrial complexes; and barber and beauty shops within residential care facilities. [Zoning Ordinance]

**Accessory Structure.** A structure that is physically detached from, secondary and incidental to, and commonly associated with a primary structure on the same site. See also “Agricultural Accessory Structure”, and “Residential Accessory Use or Structure”. [Zoning Ordinance]

**Accessory Use.** A use customarily incidental to, related and clearly subordinate to a primary use on the same parcel, which does not alter the primary use nor serve property other than the parcel where the primary use is located. [Zoning Ordinance]

**Acres, Gross.** The entire acreage of a site. Most communities calculate gross acreage to the centerline of proposed bounding streets and to the edge of the right-of-way of existing or dedicated streets. [Subdivision Ordinance]

**Acres, Net.** The portion of a site that can actually be built upon. The following generally are not included in the net acreage of a site: public or private road rights-of-way, public open space, and flood ways. [Zoning Ordinance]

**Active Park.** A park that usually contains improvements such as baseball fields, skateboard parks, playground equipment, amphitheater, soccer fields and other amenities intended for organized play or individual recreation. A park may also contain support structures such as restrooms, parking, picnic facilities, gazebos, and similar facilities.

**Adverse Impact.** A negative consequence for the physical, social, or economic environment resulting from an action or project. [Buildings and Construction]  
[Zoning Ordinance]

**Adult-oriented Business.** A business based upon materials or performances that depict, describe, or relate to specified sexual activities or specified anatomical areas, as defined in the municipal code. [Zoning Ordinance]

**Affordability Requirements.** Provisions established by a public agency to require that a specific percentage of housing units in a project or development remain affordable to very low- and low- income households for a specified period.

**Affordable Housing.** Housing capable of being purchased or rented by a household with very low, low, or moderate income, based on a household's ability to make

monthly payments necessary to obtain housing. Housing is considered affordable when a household pays less than 30 percent of its gross monthly income (GMI) for housing including utilities. [Zoning Ordinance]

**Affordable Rent.** Monthly housing expenses, including a reasonable allowance for utilities, for rental units reserved for very low or low income households, not exceeding the following calculations: [Zoning Ordinance]

1. **Low income** means eighty percent of median income as defined by state law (Health and Safety Code Section 50079.5) and the HUD income limits.
2. **Very low income** means fifty percent of median income as defined by state law (Health and Safety Code Section 50105) and the HUD income limits.
3. **Extremely low income** means thirty percent of the median income as defined by state law (Health and Safety Code Section 50106) and the HUD income limits.

**Affordable Sales Price.** A sales price at which very low and low income households can qualify for the purchase of designated dwelling units, calculated on the basis of underwriting standards of mortgage financing available for the development. [Zoning Ordinance]

**Agency.** The governmental entity, department, office, or administrative unit responsible for carrying out regulations.

**Agent.** A person authorized in writing by the property owner to represent and act for a property owner in contacts with town employees, committees, commissions, and the council, regarding matters regulated by this title. [Zoning Ordinance]

**Agricultural Accessory Structure.** A structure for sheltering or confining animals, or agricultural equipment, hay, feed, etc. Examples of these structures include barns, noncommercial greenhouses, coops, corrals, and pens. Does not include pasture fencing. [Zoning Ordinance]

**Agricultural Area.** An area of land dedicated to agriculture as defined in the Zoning Ordinance. This may include: Livestock grazing fields and facilities, orchards, flower fields, vineyards, plant nurseries, crop production fields, and equestrian facilities.

**Agricultural Preserve.** Land designated for agriculture or conservation. (See “Williamson Act.”)

**Agricultural Products Processing.** The processing of harvested crops to prepare them for on-site marketing or processing and packaging elsewhere. Examples of this land use include the following: alfalfa cubing; corn shelling; cotton ginning; custom grist mills; custom milling of flour, feed and grain; dairies (but not feedlots, see instead livestock operations, sales yards, feedlots, stockyards); drying of corn, rice, hay, fruits and vegetables; grain cleaning and custom grinding; hay baling and cubing; precooling and packaging of fresh or farm-dried fruits and vegetables; sorting, grading and packing of fruits and vegetables; and tree nut hulling and shelling. Does not include wineries, which are separately defined. [Zoning Ordinance]

**Agriculture.** Use of land for the growing of crops and animal keeping. Means and includes the activities defined by this glossary under the terms agricultural accessory structure, agricultural products processing, animal keeping, and crop production, horticulture, orchard, vineyard, plant nursery, and winery; and as defined by the state of California under the term agricultural use in Government Code Section 51200 (the “Williamson Act”). [Zoning Ordinance]

**Agriculture-related Business.** Feed mills; dairy supplies, poultry processing, creameries, auction yards, veterinarians and other businesses supporting local agriculture.

**Air Pollution.** Concentrations of substances found in the atmosphere that exceed naturally occurring quantities and are undesirable or harmful in some way. [Development, Civil Defense and Zoning Ordinance]

**Alcoholic Beverage Sales.** The retail sale of beer, wine, and/or distilled spirits for on-premises or off-premises consumption. [Zoning Ordinance]

**Alley.** A narrow service way, either public or private, which provides a permanently reserved but secondary means of public access not intended for general traffic circulation. Alleys typically are located along rear property lines. A public or private roadway that provides vehicle access to the rear or side of parcels having other public street frontage, that is not intended for general traffic circulation. [Zoning Ordinance]

**Allowed Use.** A use of land identified by the zoning code as a permitted or conditional use that may be established with land use permit and, where applicable, design review and/or building permit approval, subject to compliance with all applicable provisions of the zoning code. [Zoning Ordinance]

**Alteration.** Any construction or physical change in the internal arrangement of rooms or the supporting members of a structure, or a change in the external appearance of any structure, not including painting. [Zoning Ordinance]

**Alluvial.** Soils deposited by stream action. [Business and Construction Ordinance]

**Alquist-Priolo Act, Seismic Hazard Zone.** A seismic hazard zone designated by the State of California within which specialized geologic investigations must be prepared prior to approval of certain new development. [Zoning Ordinance]

**Ambient.** Surrounding on all sides; used to describe measurements of existing conditions with respect to traffic, noise, air and other environments. [Zoning Ordinance]

**Ambient Noise.** The distinctive acoustical characteristics of a given space consisting of all noise sources audible at that location. In many cases, the term ambient is used to describe an existing or pre-project condition such as the setting in an environmental noise study. [Zoning Ordinance]

**Ambulance, Taxi, or Limousine Dispatch Facility.** A base facility from which taxis and limousines are dispatched, and/or where ambulance vehicles and crews standby for emergency calls. [Zoning Ordinance]



**Animal Keeping.** The keeping, raising, or boarding of animals including pets, fowl, livestock, or other small and large animals. See Loomis Municipal Code Section 13.42.060. [Zoning Ordinance]

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

**Apartment.** (1) One or more rooms of a building used as a place to live, in a building containing at least one other unit used for the same purpose. (2) A separate suite, not owner occupied, which includes kitchen facilities and is designed for and rented as the home, residence, or sleeping place of one or more persons living as a single housekeeping unit. See "Multifamily Housing". [Zoning Ordinance]

**Applicant.** Any person who is filing an application requesting an action who is: [Zoning Ordinance]

1. The owner or lessee of property;
2. A party who has contracted to purchase property contingent upon that party's ability to acquire the necessary approvals required for that action in compliance with this title, and who presents written authorization from the property owner to file an application with the town; or
3. The agent of either of the above who presents written authorization from the property owner to file an application with the town.

**Appropriate.** An act, condition, or state that is considered suitable. [Zoning Ordinance]

**Approval.** Means and includes both approval and approval with conditions. [Zoning Ordinance]

**Aquifer.** An underground, water-bearing layer of earth, porous rock, sand, or gravel, through which water can seep or be held in natural storage. Aquifers generally hold sufficient water to be used as a water supply.

**Arable.** Land capable of being cultivated for farming.

# GLOSSARY

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**Arborist.** (1) A person currently certified by the Western Chapter of the International Society of Arboriculture as an expert on the care of trees; (2) a consulting arborist who satisfies the requirements of the American Society of Consulting Arborists; or (3) other qualified professionals who the director determines have gained through experience the qualifications to identify, remove, or replace trees. [Zoning Ordinance]

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

**Archeology.** The study of historic or prehistoric peoples and their cultures by analysis of their artifacts and sites.

**Architectural Control; Architectural Review.** Regulations and procedures requiring the exterior design of structures to be suitable, harmonious, and in keeping with the general appearance, historic character, and/or style of surrounding areas. A process used to exercise control over the design of buildings and their settings. (See “Design Review; Design Control.”) [Subdivision Ordinance]

**Architectural Feature.** An exterior building feature including roof, windows, doors, porches, etc. [Zoning Ordinance]

**Area; Area Median Income.** As used in State of California housing law with respect to income eligibility limits established by the U.S. Department of Housing and Urban Development (HUD), “area” means metropolitan area or non-metropolitan county. In non-metropolitan areas, the “area median income” is the higher of the county median family income or the statewide non-metropolitan median family income. [Zoning Ordinance]

**Arterial.** Medium-speed (30-40 mph), medium-capacity (10,000-35,000 average daily trips) roadway that provides intra-community travel and access to the county-wide highway system. Access to community arterials should be provided at collector roads and local streets, but direct access from parcels to existing arterials is common. [Subdivision and Vehicles and Traffic Ordinance]

**Artisan/Craft Product Manufacturing.** Establishments manufacturing and/or assembling small products primarily by hand, including jewelry, pottery and other ceramics, as well as small glass and metal art and craft products. [Zoning Ordinance]

**Artisan Shop.** A retail store selling art glass, ceramics, jewelry, paintings, sculpture, and other handcrafted items, where the store includes an area for the crafting of the items being sold. [Zoning Ordinance]

**Assessed Value.** The value of a structure as shown in the records of the county assessor. [Zoning Ordinance]

**Assisted Housing.** Generally multi-family rental housing, but sometimes single-family ownership units, whose construction, financing, sales prices, or rents have been subsidized by federal, state, or local housing programs.

**Attached.** Connected, or solidly incorporated together, through the extension of a common wall or similar main component for at least five feet and not capable of being removed without damage to the structure and not simply joined together by a breezeway or similar smaller connecting structure. [Zoning Ordinance]

**Attic.** The area located between the uppermost plate and the roof or ridge of a structure. [Zoning Ordinance]

**Auto and Vehicle Sales/Rental.** A retail or wholesale establishment selling and/or renting automobiles, trucks and vans, trailers, motorcycles, and bicycles (bicycle sales are also included under “General retail”). May also include repair shops and the sales of parts and accessories, incidental to vehicle dealerships. Does not include: the sale of auto parts/accessories separate from a vehicle dealership (see “Auto Parts Sales”); mobile home, recreational vehicle, or watercraft sales (see “Motor Home, Recreational Vehicle and Boat Sales”); tire recapping establishments (see “Vehicle Services”); businesses dealing exclusively in used parts, (see “Recycling Facility”—scrap and dismantling yards); or gas stations, which are separately defined. [Zoning Ordinance]

**Auto Parts Sales.** Stores that sell new automobile parts, tires, and accessories. Establishments that provide installation services are instead included under “Vehicle services—repair and maintenance—minor.” Does not include tire recapping

establishments, which are found under “Vehicle services” or businesses dealing exclusively in used parts, which are included under “Recycling—scrap and dismantling yards.” [Zoning Ordinance]

**Auto Repair.** See “Vehicle Services”. [Zoning Ordinance]

**Automated Teller Machine (ATM).** Computerized, self-service machines used by banking customers for financial transactions, including deposits, withdrawals and fund transfers, without face-to-face contact with financial institution personnel. The machines may be located at or within banks, or in other locations. [Zoning Ordinance]

**A-Weighting.** A frequency-response adjustment of a sound level meter that conditions the output signal to approximate human response.

**Bank, Financial Services.** Financial institutions including: Banks and trust companies, credit agencies, holding (but not primarily operating) companies, lending and thrift institutions, other investment companies, securities/ commodity contract brokers and dealers, security and commodity exchanges, and vehicle finance (equity) leasing agencies. See also, “Automated Teller Machine (ATM)”. [Zoning Ordinance]

**Bar/Tavern.** A business where alcoholic beverages are sold for on-site consumption, which are not part of a larger restaurant. Includes bars, taverns, pubs and similar establishments where any food service is subordinate to the sale of alcoholic beverages. May also include beer brewing as part of a microbrewery (“brew-pub”), and other beverage tasting facilities. Does not include adult-oriented businesses. [Zoning Ordinance]

**Base Flood.** In any given year, a 100-year flood that has 1 percent likelihood of occurring, and is recognized as a standard for acceptable risk. [Buildings and Construction and Subdivision Ordinance]

**Baseline Hydromodification Management Measures.** Storm water control measures designed to mitigate hydromodification on Regulated Projects that are not hydromodification Management Projects.

**Bed and Breakfast Inn (B&B).** A residential structure with one or more bedrooms rented for overnight lodging, where meals may be provided subject to applicable Environmental Health Department regulations. Does not include room rental, which is separately defined (see “Rooming or Boarding House”). [Zoning Ordinance]

**Best Management Practices (BMPs).** Methods, measures, or practices designed and selected to reduce or eliminate the discharge of pollutants to surface waters from point and non-point source discharges including storm water. BMPs include structural, which are permanent, and non-structural controls and operation and maintenance procedures, which when implemented prevents, controls, removes, or reduces pollution from entering surface waters. [Public Services Ordinance]

**Bicycle Lane (Class II facility).** A corridor expressly reserved for bicycles, existing on a street or roadway in addition to any lanes for use by motorized vehicles. A striped lane for one-way bike travel on a street or highway.

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

**Bicycle Route (Class III facility).** A facility shared with motorists and identified only by signs, a bicycle route has no pavement markings or lane stripes. Level A provides shared use with motor vehicle traffic and is identified by Bike Route signs. These routes are intended to have a minimum amount of paving (at least two feet beyond the travel to provide more room for bicyclists. Level B includes unsigned “bike routes” that provide “Share the Road” only. signage on roads that are very narrow, winding, or difficult to widen due to physical/environmental constraints.

**Bikeways.** A term that encompasses bicycle lanes, bicycle paths, and bicycle routes. [Subdivision Ordinance]

**Bioretention.** Post-construction storm water treatment BMP that treats storm water runoff vertically through an engineered soil filter media and vegetation and retains storm water runoff on-site through infiltration or evapotranspiration.

**Bioswale.** Shallow channels lined with grass and used to convey and store runoff.

# GLOSSARY

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**Biotic Community.** A group of living organisms characterized by a distinctive combination of both animal and plant species in a particular habitat.

**Brownfields.** Sites with soil contamination.

**Building and Landscape Materials Sales.** Retail establishments selling hardware, lumber and other large building materials, plant materials and other landscaping materials. Includes paint, wallpaper, glass, fixtures. Includes all these stores selling to the general public, even if contractor sales account for a major proportion of total sales. Establishments primarily selling electrical, plumbing, heating, and air conditioning equipment and supplies are classified in Wholesaling and distribution. [Zoning Ordinance]

**Buffer.** A forested or otherwise vegetated area located between water bodies such as streams, wetlands, and lakes that provides a permanent barrier against runoff from development, agriculture, construction, and other land uses. Buffers are designed to filter pollutants in storm water runoff before the pollutants reach surface waters. [Subdivision and Zoning Ordinance]

**Buffer Zone.** An area of land separating two distinct land uses that acts to soften or mitigate the effects of one land use on the other. [Zoning Ordinance]

**Building.** Any structure used or intended for supporting or sheltering any use or occupancy. [Buildings and Construction, Roads and Highways, Development, Subdivision, Public Services, and Zoning Ordinance]

**Buildout; Build-out.** Development of land to its full potential or theoretical capacity as permitted under current or proposed planning or zoning designations. (See "Carrying Capacity (3).") [Subdivision and Zoning Ordinance]

**Business Support Service.** An establishment within a building that provides services to other businesses. Examples of these services include: Blueprinting, computer-related services (rental, repair), copying and quick printing services, film processing and photofinishing (retail), outdoor advertising services, mailing and mailbox services, protective services (other than office related), and security systems services. [Zoning Ordinance]

**Cabinet Shop.** See “Furniture/Fixtures Manufacturing, Cabinet Shop”. [Zoning Ordinance]

**California Building Code (CBC).** The California Building Standards Code (Title 24 of California Code of Regulations) that sets forth minimum standards for construction. [Buildings and Construction Ordinance]

**California Department of Transportation (Caltrans).** The governmental agency that manages California’s highway and freeway lanes, provides inter-city rail services, and permits public-use airports and special-use hospital heliports, working with local agencies. Caltrans has six primary programs: Aeronautics, Highway Transportation, Mass Transportation, Transportation Planning, Administration and the Equipment Service Center. <https://dot.ca.gov>. [Subdivision Ordinance]

**California Environmental Protection Agency (CalEPA).** The governmental agency overseeing environmental protections. CalEPA consists of the Air Resources Board, Department of Pesticide Regulation, Department of Resources Recycling Recovery, the Department of Toxic Substances Control, the Office of Environmental Health Hazard Assessment, and the State Water Resources Control Board. <https://calepa.ca.gov>.

**California Environmental Quality Act (CEQA).** A State law (California Public Resources Code Sections 21000 et seq.) requiring public agencies to document and consider the environmental effects of a proposed action, prior to allowing the action to occur. 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. General Plans require the preparation of a “program EIR.” [Zoning Ordinance]

**California Housing Finance Agency (CHFA).** A State agency, established by the Housing and Home Finance Act of 1975, which is authorized to sell revenue bonds and generate funds for the development, rehabilitation, and conservation of low- and moderate-income housing.

**California Public Utilities Commission (CPUC).** The governmental agency which regulates the terms and conditions of public utilities in the state. [Zoning Ordinance]

**California State Water Resources Control Board (SWRCB).** The state-level entity that regulates storm water runoff and treatment in California.

**California Stormwater Quality Association (CASQA).** Statewide association of municipalities, storm water quality managers, and other interested parties. Publisher of the California Stormwater Best Management Practices Handbooks, available at [www.cabmphandbooks.com](http://www.cabmphandbooks.com). Successor to the Storm Water Quality Task Force (SWQTF). [Development Ordinance]

**Capital Improvements Program (CIP).** A program, administered by the Town and reviewed by its Town Council, which schedules permanent improvements, usually for a minimum of five years in 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 Dioxide.** A colorless, odorless, non-poisonous gas that is a normal part of the atmosphere.

**Carbon Monoxide.** A colorless, odorless, highly poisonous gas produced by automobiles and other machines with internal combustion engines that imperfectly burn fossil fuels such as oil and gas.

**Card Room.** An establishment offering legal gambling activities in compliance with a state license. [Zoning Ordinance]

**Caretaker/Employee Unit.** A permanent residence that is secondary or accessory to the primary use of the property, and used for housing a caretaker employed on the site of any nonresidential use where needed for security purposes or to provide twenty-four-hour care or monitoring of people, plants, animals, equipment, or other conditions on the site. [Zoning Ordinance]

**Carriage House.** A secondary residential unit located over a detached garage. [Zoning Ordinance]

**Carrying Capacity.** Used in determining the potential of an area to absorb development: (1) The level of land use, human activity, or development for a specific area that can be accommodated permanently without an irreversible change in the



quality of air, water, land, or plant and animal habitats. (2) The upper limits of development beyond which the quality of human life, health, welfare, safety, or community character within an area will be impaired. (3) The maximum level of development allowable under current zoning. (See “Buildout; Build-out.”) [Buildings and Construction and Zoning Ordinance]

**Catering Service.** A business that prepares food for consumption on the premises of a client. [Zoning Ordinance]

**Cemetery, Mausoleum, Columbarium.** An interment establishment engaged in subdividing property into cemetery lots and offering burial plots or air space for sale. Includes animal cemeteries, cemetery, mausoleum, crematorium and columbarium operations, and full-service mortuaries and funeral parlors accessory to a cemetery or columbarium. [Zoning Ordinance]

**Census.** The official decennial enumeration of the population conducted by the federal government.

**Change of Use.** The replacement of an existing use on a lot or parcel, or any portion thereof, by a new use, or a change in the nature of an existing use; but does not include a change of ownership, tenancy, or management associated with a use for which the previous nature of the use will remain substantially unchanged. [Zoning Ordinance]

**Channelization.** (1) The straightening and/or deepening of a watercourse for purposes of storm-runoff control or ease of navigation. Channelization often includes lining of stream banks with a retaining material such as concrete. (2) At the intersection of roadways, the directional separation of traffic lanes through the use of curbs or raised islands that limit the paths that vehicles may take through the intersection. [Subdivision, Development, Buildings and Construction Ordinance]

**Character.** Special physical characteristics of a structure or area that set it apart from its surroundings and contribute to its individuality. [Animals, Health and Safety, Subdivision, Development, Buildings and Construction Ordinance]

**Charging Station.** A public or private parking space equipped with an Electric Vehicle Supply Equipment battery charging station system or device used specifically

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to transfer electrical energy to the battery of a plug-in electric vehicle as its primary purpose.

**Check Dam.** Structures constructed of a non-erosive material, such as suitably sized aggregate, wood, gabions, riprap, or concrete, used to slow water to allow sedimentation, filtration, evapotranspiration, and infiltration into the underlying native soil. Check dams can be employed in practices such as dry and enhanced grass swales.

**Circulation Element.** One of the State-mandated elements of a local General Plan, it contains adopted goals, policies, and implementation programs for the planning and management of existing and proposed thoroughfares, transportation routes, and terminals, as well as local public utilities and facilities, all correlated with the land use element of the General Plan. [Zoning and Subdivision Ordinance]

**City.** City with a capital “C” generally refers to the government or administration of a city. City with a lowercase “c” may mean any city or may refer to the geographical area of a city (e.g., the city bikeway system). [Roads and Highways, Revenue and Finance, Vehicles and Traffic, Business taxes, Licenses and Regulations, Zoning, Subdivision, and Public Services Ordinances]

**Clean Water Act (CWA).** The Federal Water Pollution Control Act. (33 U.S.C. 1251 et seq.) [Zoning and Public Services]

**Club, Lodge, Private Meeting Hall.** Permanent, headquarters-type and meeting facilities for organizations operating on a membership basis for the promotion of the interests of the members, including facilities for: Business associations; civic, social and fraternal organizations; labor unions and similar organizations; political organizations; professional membership organizations; other membership organizations; and includes grange halls and similar facilities. [Zoning Ordinance]

**Clustered Development.** Development in which a number of dwelling units are placed in closer proximity than usual, or are attached, with the purpose of retaining an open space area. [Zoning Ordinance]

**Collector.** Relatively-low-speed (25-30 mph), relatively-low-volume (5,000-20,000 average daily trips) 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. . [Business Taxes, Licenses and Regulations, Subdivision, Revenue and Finance, Public Services, and Buildings and Construction Ordinances]

**Commercial.** A land use classification that permits facilities for the buying and selling of commodities and services. [Zoning, Roads and Highways, Development, Vehicles and Traffic, Buildings and Construction, Health and Safety, Business Taxes, Licenses and Regulations and Subdivision Ordinances]

**Commercial Recreation Facility, Indoor.** Establishments providing indoor amusement and entertainment services for a fee or admission charge, including: Bowling alleys, coin-operated amusement arcades, dance halls, clubs and ballrooms, electronic game arcades (video games, pinball, etc.), ice skating and roller skating, and pool and billiard rooms as primary uses. This use does not include adult-oriented businesses, which are separately defined. Four or more electronic games or coin-operated amusements in any establishment, or a premises where fifty percent or more of the floor area is occupied by amusement devices, are considered an electronic game arcade as described in this definition; three or fewer machines are not considered a land use separate from the primary use of the site. [Zoning Ordinance]

**Commercial Recreation Facility, Outdoor.** A facility for various outdoor recreational activities, where a fee is charged for use. Examples include: Amusement and theme parks, go-cart tracks, golf driving ranges, miniature golf courses, and water slides. May also include commercial facilities customarily associated with the above outdoor commercial recreational uses, including bars and restaurants, video game arcades, etc. [Zoning Ordinance]

**Commercial Zoning District.** Any of the commercial zoning districts established by Zoning Code Section 13.20.020. [Zoning Ordinance]

**Common/Larger Plan of Development or Sale.** A contiguous area, plan area, specific plan, subdivision or any other project site that has evaluated storm water management and may be phased in the future or where multiple, distinct construction activities may be taking place at different times under one plan.

**Community Center.** A multi-purpose meeting and recreational facility typically consisting of one or more meeting or multi-purpose rooms, kitchen and/or outdoor barbecue facilities, that are available for use by various groups for such activities as meetings, parties, receptions, dances, etc. [Zoning Ordinance]

**Community Development Block Grant (CDBG).** A grant program administered by the U.S. Department of Housing and Urban Development (HUD) on a formula basis for entitlement communities, and by the State Department of Housing and Community Development (HCD) for non-entitled jurisdictions. This grant allots money to cities and counties for housing rehabilitation and community development, including public facilities and economic development.

**Community Equity.** Justice and fairness in Town policy where all members are afforded the same societal benefits and participation.

**Community Noise Equivalent Level (CNEL).** A 24-hour energy equivalent level derived from a variety of single-noise events, with weighting factors of 5 and 10 dBA applied to the evening (7 PM to 10 PM) and nighttime (10 PM to 7 AM) periods, respectively, to allow for the greater sensitivity to noise during these hours.

**Community Park.** Land with full public access intended to provide recreation opportunities beyond those supplied by neighborhood parks. Community parks are larger in scale than neighborhood parks but smaller than regional parks. Community parks are owned by the Town and offer a range of developed amenities including play structures (tot lots), sport fields, walking paths, and picnicking facilities along with open space.

**Compatible.** Capable of existing together without conflict or ill effects. [Development, Subdivision, Zoning Ordinances]

**Complete Streets.** A transportation policy and design approach that requires streets to be planned, designed, operated and maintained to enable safe, convenient and comfortable travel and access for users of all ages and abilities regardless of their mode of transportation.

**Complex.** A patterned grouping of similar artifact assemblages from two or more sites, presumed to represent an archaeological culture. [Zoning Ordinance]

**Condominium.** A structure of two or more units, the interior spaces of which are individually owned; the balance of the property (both land and building) is owned in common by the owners of the individual units. (See "Townhouse.") [Zoning Ordinance]

**Conference/Convention Facility.** One or more structures accommodating multiple assembly, meeting, and/or exhibit rooms, and related support facilities (e.g., kitchens, offices, etc.). [Zoning Ordinance]

**Conservation.** The management of natural resources to prevent waste, destruction, or neglect. The state mandates that a Conservation Element be included in the General Plan. [Zoning, Subdivision, Development, and Buildings and Construction Ordinances]

**Conservation Area.** A public or private area protected to maintain or improve sensitive or highly valued resources and functions including natural, scenic, ecological, historic, agricultural, hydrological, or geological resources. Secondary uses may be accommodated in conservation areas (e.g., passive park uses) provided they do not impact the primary uses for which the area is protected.

**Conservation Element.** One of the State-mandated elements of a local General Plan, it contains adopted goals, policies, and implementation programs for the conservation, development, and use of natural resources including water and its hydraulic force, forests, soils, rivers and other waters, harbors, fisheries, wildlife, minerals, and other natural resources.

**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. [Zoning, Subdivision, Environmental Protection, Buildings and Construction, Animals, Public Services, and Development]

**Construction Contractors.** Office, and indoor and/or outdoor storage facilities operated by, or on behalf of a contractor licensed by the state of California for storage of large equipment, vehicles, and/or other materials commonly used in the individual contractor's type of business; storage of scrap materials used for repair

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and maintenance of contractor's own equipment; and buildings or structures for uses such as repair facilities. [Zoning Ordinance]

**Construction/Heavy Equipment Sales and Rental.** Retail establishments selling or renting construction, farm, or other heavy equipment. Examples include cranes, earth-moving equipment, tractors, combines, heavy trucks, etc. [Zoning Ordinance]

**Convenience Store.** A retail store of three thousand five hundred square feet or less in gross floor area, which carries a range of merchandise oriented to convenience and/or travelers' shopping needs. [Zoning Ordinance]

**Conveyance System.** Any channel, swale, gutter, or pipe for collecting and directing storm water.

**Core Concept.** The land use planning concept that represents the Town of Loomis, where higher-intensity uses are concentrated within and adjacent to the downtown, along Taylor Road, and adjacent to Interstate 80 (I-80), with the land uses in surrounding areas becoming progressively less intense (and with lower residential densities) as the distance from the "core" increases.

**County.** The county of Placer, state of California. County with a capital "C" generally refers to the government or administration of a county. County with a lower case "c" may mean any county or may refer to the geographical area of a county (e.g., the county road system). [Zoning Ordinance]

**Covenants, Conditions, and Restrictions (CC&Rs).** A term used to describe restrictive limitations that may be placed on property and its use, and which usually are made a condition of holding title or lease. [Subdivision Regulations]

**Criterion.** A standard upon which a judgment or decision may be based. (See "Standards.")

**Critical Facility.** Facilities housing or serving many people, which are necessary in the event of an earthquake or flood, such as hospitals, fire, police, and emergency service facilities, utility "lifeline" facilities, such as water, electricity, and gas supply, sewage disposal, and communications and transportation facilities.

**Crop Production, Horticulture, Orchard, Vineyard.** Commercial agricultural production field and orchard uses, including the production of the following, primarily in the soil on the site and not in containers, other than for initial propagation prior to planting in the soil on the site, and/or in containers occupying one acre or less: Field crops, flowers and seeds, fruits, grains, melons, ornamental crops, tree nuts, trees and sod, vegetables, wine and table grapes. Also includes associated crop preparation services and harvesting activities, such as mechanical soil preparation, irrigation system construction, spraying, crop processing and retail sales in the field, not including sales sheds, which are instead defined under produce stand. Does not include greenhouses which are instead defined under plant nursery, and residential accessory use or structure, or containerized crop production, which is instead defined under plant nursery. [Zoning Ordinance]

**Cul-de-sac.** A short street or alley with only a single means of ingress and egress at one end and with a large turnaround at its other end. [Subdivision and Zoning Ordinance]

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

**Curb Cuts.** Curb openings that allow storm water runoff to enter landscaped areas, vegetated swales, planters, rain gardens, and other BMP features. [Zoning Ordinance]

**Day Care.** Facilities that provide nonmedical care and supervision of minor children for periods of less than twenty-four hours. These facilities include the following, all of which are required to be licensed by the California State Department of Social Services: [Zoning Ordinance]

1. **Child day care center.** Commercial or nonprofit child day care facilities designed and approved to accommodate fifteen or more children. Includes infant centers, preschools, sick-child centers and school-age day care facilities. These may be operated in conjunction with a school or religious facility, or as an independent land use.
2. **Large family day care home.** As provided by Health and Safety Code Section 1596.78, a home that regularly provides care, protection, and supervision for

seven to fourteen children, inclusive, including children under the age of ten years who reside in the home, for periods of less than twenty-four hours per day, while the parents or guardians are away.

3. **Small family day care home.** As provided by Health and Safety Code Section 1596.78, a home that provides family day care for eight or fewer children, including children under the age of ten years who reside in the home.
4. **Adult day care facility.** A day care facility providing care and supervision for adult clients.

**Daytime Hours.** In relation to noise and the limitation of hours of construction, daytime hours are 7:00 a.m. to 7:00 p.m. Monday through Friday, 8:00 a.m. to 7:00 p.m. Saturday, and by commission or council approval between 9:00 a.m. and 5:00 p.m. on Sundays and National Holidays.

**dB, Decibel.** A fundamental unit of sound used to express the relative intensity of a sound as it is heard by the human ear. A Bel is defined as the logarithm of the ratio of the sound pressure squared over the reference pressure squared. A Decibel is one-tenth of a Bel. [Zoning Ordinance]

**dBA.** The “A-weighted” scale for measuring sound in decibels; 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 though the noise is actually ten times more intense. [Zoning Ordinance]

**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 often are made conditions for approval of a development by a city or county. [Subdivision, Development, and Zoning]

**Dedication, In lieu of.** Cash payments that may be required of an owner or developer as a substitute for a dedication of land, usually calculated in dollars per lot, and referred to as in lieu fees or in lieu contributions.



**Deer Fencing.** A fence that protects property from damage by deer or other animals. [Zoning Ordinance]

**Density.** The number of housing units per gross acre, unless otherwise stated, for residential uses. [Zoning Ordinance]

**Density, Residential.** The number of permanent residential dwelling units per acre of land. Densities specified in the General Plan may be expressed in units per gross acre. (See "Acres, Gross.") [Zoning]

**Density Bonus.** The allocation of development rights that allow 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 or preservation of an amenity at the same site or at another location. [Zoning Ordinance]

**Density, Control of.** A limitation on the occupancy of land. Density can be controlled through zoning in the following ways: use restrictions, minimum lot-size requirements, floor area ratios, land use-intensity ratios, setback and yard requirements, minimum house-size requirements, ratios comparing number and types of housing units to land area, limits on units per acre, and other means. Allowable density often serves as the major distinction between residential districts.

**Density, Employment.** A measure of the number of employed persons per specific area (for example, employees/acre).

**Density Transfer.** A way of retaining open space by concentrating densities-usually in compact areas adjacent to existing urbanization and utilities-while leaving unchanged historic, sensitive, or hazardous areas. In some jurisdictions, for example, developers can buy development rights of properties targeted for public open space and transfer the additional density to the base number of units permitted in the zone in which they propose to develop.

**Design Engineer.** Engineer responsible for preparing the SWQP for Regulated Projects, site design, and site plan. [Development]

**Design Review; Design Control.** 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 certain specific things be done and that other things not be done. Design Control language is most often found within a zoning ordinance. “Design Review” usually refers to a system set up outside of the zoning ordinance, whereby projects are reviewed against certain standards and criteria by a specially established design review board or committee. (See “Architectural Control; Architectural Review.”) [Zoning Ordinance]

**Destination Retail.** Retail businesses that generate a special purpose trip and that do not necessarily benefit from a high-volume pedestrian location.

**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.

**Developer.** An individual who or business that prepares raw land for the construction of buildings or causes to be built physical building space for use primarily by others, and in which the preparation of the land or the creation of the building space is in itself a business and is not incidental to another business or activity. [Subdivision, Zoning, Public Services, and Development Ordinances]

**Development.** The physical extension and/or construction of urban land uses. Any construction activity or alteration of the landscape, its terrain contour or vegetation, including the erection or alteration of structures. 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). Routine repair and maintenance activities are exempted. [Zoning Ordinance]

**Development Agreement.** A contract between the town and an applicant for a development project, in compliance with the municipal code, and Government Code Sections 65864 et seq. A development agreement is intended to provide assurance to the applicant that an approved project may proceed subject to the policies, rules,

regulations and conditions of approval applicable to the project at the time of approval, regardless of any changes to town policies, rules, and regulations after project approval. In return, the town is assured that the applicant will provide infrastructure and/or pay fees required by a new project. [Zoning Ordinance]

**Development Code.** The Town’s regulatory and guidance documents related to land use and planning, comprised of the Zoning Ordinance, Design Standards, Land Development Manual, Construction Standards, and Development Ordinance.

**Development Fee.** (See “Impact Fee.”)

**Development Rights.** The right to develop land by a property owner who maintains fee-simple ownership over the land or by a party other than the owner who has obtained the rights to develop. Such rights usually are expressed in terms of density allowed under existing zoning. For example, one development right may equal one unit of housing or may equal a specific number of square feet of gross floor area in one or more specified zone districts. (See “Interest Fee” and “Interest, Less-than-fee,” and “Development Rights, Transfer of [TDR].”) [Subdivision Ordinances]

**Development Rights, Transfer of (TDR).** Also known as “Transfer of Development Credits,” a program that can relocate potential development from areas where proposed land use or environmental impacts are considered undesirable (the “donor” site) to another (“receiver”) site chosen on the basis of its ability to accommodate additional units of development beyond that for which it was zoned, with minimal environmental, social, and aesthetic impacts. (See “Development Rights.”)

**Diameter of a Tree.** Trunk diameter measured at fifty-four inches above the ground (also known as “Diameter at breast height,” or “DBH”). In the case of a trunk that is divided into limbs at a point below fifty-four inches, the trunk diameter shall be measured at the narrowest diameter of the trunk between the base of the tree and fifty-four inches above the ground. [Zoning Ordinance]

**Director.** The town of Loomis planning director, or designee of the director. [Zoning Ordinance]

**Disabled.** Any person who has a physical or mental impairment that substantially limits one or more major life activities; anyone who is regarded as having such an impairment or anyone who has a record of such impairment. [Zoning Ordinance]

**Disadvantaged Community.** An area identified by the California Environmental Protection Agency pursuant to Section 39711 of the Health and Safety Code or a low-income area that is disproportionately affected by environmental pollution and other hazards that can lead to negative health effects, exposure, or environmental degradation.

**Discourage.** To advise or persuade to refrain from. [Development and Zoning]

**Discretionary Decision.** As used in CEQA, an action taken by a governmental agency that calls for the exercise of judgment in deciding whether to approve and/or how to carry out a project.

**Discretionary Permit.** A town land use review and entitlement process where the review authority exercises discretion in deciding to approve or disapprove the permit. Includes minor use permits, use permits, minor variances, variances, design review approval, master development plans, and subdivision maps. [Zoning Ordinance]

**Diseased Tree.** A tree afflicted by, but not limited to, any of the following: insect infestation, heart rot, exfoliation, slime flux, crown rot, leaf scorch, root fungus, structural defects or weaknesses. [Zoning Ordinance]

**Diversity.** Differences among otherwise similar elements that give them unique forms and qualities. E.g., housing diversity can be achieved by differences in unit size, tenure, or cost. [Administration and personnel and Zoning Ordinances]

**Downtown.** The “downtown/town center area” shown in Figure 3-1 of the general plan. [Zoning Ordinance]

**Drip Line.** A line that may be drawn on the ground around a tree directly under its outermost branch tips and which identifies that location where rainwater tends to drip from the trees. When depicted on a map, the drip line will appear as an

irregular shaped circle that follows the contour of the tree's branches as seen from overhead. [Zoning Ordinance]

**Drive-through Sales or Services.** A facility where food or other products may be purchased, or where services may be obtained by motorists without leaving their vehicles. Examples of drive-through sales facilities include fast-food restaurants, drive-through coffee, dairy product, photo stores, pharmacies, etc. Examples of drive-through service facilities include drive-through bank teller windows, dry cleaners, etc., but do not include automated teller machines (ATMs), gas stations or other vehicle services, which are separately defined. [Zoning Ordinance]

**Duplex.** A detached building under single ownership that is designed for occupation as the residence of two families living independently of each other. [Zoning Ordinance]

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

**Easement.** A grant of one or more of the property rights by the property owner to and/or for the use by the public, a corporation or another person or entity. The right to use property owned by another for specific purposes or to gain access to another property. For example, utility companies often have easements on the private property of individuals to be able to install and maintain utility facilities. [Zoning Ordinance]

**Easement, Conservation.** A tool for acquiring open space with less than full-fee purchase, whereby a public agency buys only certain specific rights from the property owner. These may be positive rights (providing the public with the opportunity to hunt, fish, hike, or ride over the land), or they may be restrictive rights (limiting the uses to which the property owner may devote the land in the future.)

**Easement, Scenic.** A tool that allows a public agency to use an owner's land for scenic enhancement, such as roadside landscaping or vista preservation.

**Ecology.** The interrelationship of living things to one another and their environment; the study of such interrelationships.

**Economic Base.** Economic Base theory essentially holds that the structure of the economy is made up of two broad classes of productive effort-basic activities that produce and distribute goods and services for export to firms and individuals outside a defined localized economic area, and non-basic activities whose goods and services are consumed at home within the boundaries of the local economic area. Viewed another way, basic activity exports goods and services and brings new dollars into the area; non-basic activity recirculates dollars within the area. This distinction holds that the reason for the growth of a particular region is its capacity to provide the means of payment for raw materials, food, and services that the region cannot produce itself and also support the non-basic activities that are principally local in productive scope and market area. (See "Industry, Basic" and "Industry, Non-basic.") [Administration and Personnel Ordinances]

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

**Emergency Shelter.** A facility that provides immediate and short-term housing of six months or less and minimal supplemental services for the homeless. Shelters come in many sizes, but an optimum size is considered to be 20 to 40 beds. Supplemental services may include food, counseling, and access to other social programs. (See "Homeless" and "Transitional Housing.") No individual or household may be denied emergency shelter because of an inability to pay. [Zoning Ordinance]

**Eminent Domain.** The right of a public entity to acquire private property for public use by condemnation, and the payment of just compensation.

**Emission Standard.** The maximum amount of pollutant legally permitted to be discharged from a single source, either mobile or stationary.

**Encourage.** To stimulate or foster a particular condition through direct or indirect action by the private sector or government agencies. [Revenue and Finance, Development and Zoning Ordinances]

**Endangered Species.** A species of animal or plant is considered to be endangered when its prospects for survival and reproduction are in immediate jeopardy from one or more causes. [Zoning Ordinances]

**Enhance.** To improve existing conditions by increasing the quantity or quality of beneficial uses or features. [Zoning, Public Services, Health and Safety, and Development Ordinances]

**Environment.** CEQA defines environment as “the physical conditions which exist within the area which will be affected by a proposed project, including land, air, water, mineral, flora, fauna, noise, and objects of historic or aesthetic significance.” [Zoning, Public Services and Development Ordinances]

**Environmental Impact Report (EIR).** An informational document used to assess the physical characteristics of an area and to determine what effects will result if the area is altered by a proposed action, prepared in compliance with the California Environmental Quality Act (CEQA). (See “California Environmental Quality Act.”) [Zoning Ordinance]

**Environmental Impact Statement (EIS).** Under the National Environmental Policy Act, a statement on the effect of development proposals and other major actions that significantly affect the environment.

**Environmentally Sensitive Area (ESA).** A designated area that requires special protection because of its landscape, wildlife, and/or historical value.

**Equestrian Facility.** A commercial facility for horses, donkeys, and/or mules, examples of which include horse ranches, boarding stables, riding schools and academies, horse exhibition facilities (for shows or other competitive events), and barns, stables, corrals and paddocks accessory and incidental to these uses. Does not include the simple pasturing of horses, donkeys, and/or mules, which is instead included in “Animal keeping”. [Zoning Ordinance]

**Equipment Rental.** A service establishment that may offer a wide variety of household and business equipment, furniture, and materials for rental. Does not include construction equipment rental, which is separately defined. [Zoning Ordinance]

**Equivalent Dwelling Unit (EDU).** A unit of measure for the projected water use by or from sewage generated from particular buildings, structures or uses, for which one equivalent dwelling unit is equal to an approximation of the amount of water used or sewage generated by an average single-family residence.

**Erosion.** (1) The loosening and transportation of rock and soil debris by wind, rain, or running water. (2) The gradual wearing away of the upper layers of earth. [Development, Buildings and Construction, Zoning, and Public Services Ordinances]

**Ethnology.** The study of different societies and cultures.

**Exaction.** A contribution or payment required as an authorized precondition for receiving a development permit; usually refers to mandatory dedication (or fee in lieu of dedication) requirements found in many subdivision regulations.

**Expansive Soils.** Soils that swell when they absorb water and shrink as they dry. [Development and Subdivision Ordinances]

**Extended Hour Retail.** Any business that is open to the public between the hours of 11:00 p.m., and 6:00 a.m. [Zoning Ordinance]

**Family.** (1) Two or more persons related by birth, marriage, or adoption [U.S. Bureau of the Census]. (2) An individual or a group of persons living together who constitute a bona fide single-family housekeeping unit in a dwelling unit, not including a fraternity, sorority, club, or other group of persons occupying a hotel, lodging house or institution of any kind [California]. [Subdivision, Zoning, Buildings and Construction, Business taxes, licenses and Regulations, Health and Safety, Revenue and Finance, and Animals Ordinances]

**Farm Supply and Feed Store.** A retail business selling supplies for use in soil preparation and maintenance, the planting and harvesting of crops, the keeping and raising of farm animals, and other operations and processes pertaining to farming and ranching. Does not include the sale, rental, or repair of farm machinery and equipment, which is instead included in the definition of construction and heavy equipment sales and rental. [Zoning Ordinance]



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

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

**Feasible, Technically.** Capable of being implemented because the industrial, mechanical, or application technology exists. [Zoning Ordinance]

**Finding(s).** The result(s) of an investigation and the basis upon which decisions are made. Findings are used by government agents and bodies to justify action taken by the entity. [Vehicles and Traffic, Zoning, Health and Safety, Development, and Subdivision Ordinances]

**Fire Hazard Zone.** An area where, due to slope, fuel, weather, or other fire-related conditions, the potential loss of life and property from a fire necessitates special fire protection measures and planning before development occurs.

**Fire-resistive.** Able to withstand specified temperatures for a certain period of time, such as a one-hour fire wall; not fireproof.

**Fiscal Impact Analysis.** A projection of the direct public costs and revenues resulting from population or employment change to the local jurisdiction(s) in which the change is taking place. Enables local governments to evaluate relative fiscal merits of General Plans, specific plans, or projects. [Subdivision Ordinances]

**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. [Buildings and Construction Ordinances]

**Flood Insurance Rate Map (FIRM).** For each community, the official map on which the Federal Emergency Management Agency (FEMA) has delineated areas of special flood hazard and the risk premium zones applicable to that community. [Buildings and Construction and Zoning Ordinances]

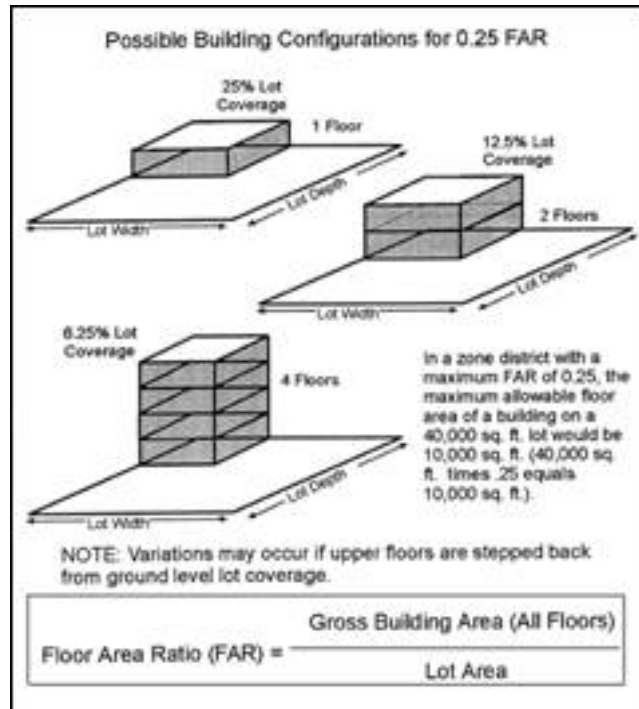
**Flood Plain.** The relatively level land area on either side of the banks of a stream regularly subject to flooding. That part of the flood plain subject to a one percent chance of flooding in any given year is designated as an “area of special flood hazard” by the Federal Insurance Administration. [Development Ordinances]

**Flood Plain Fringe.** All land between the floodway and the upper elevation of the 100-year flood.

**Floodway.** The channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the “base flood” without cumulatively increasing the water surface elevation more than one foot. No development is allowed in floodways. [Buildings and Construction and Subdivision Ordinances]

**Floor Area Ratio (FAR).** The ratio of floor area to total lot area. FAR restrictions are used to limit the maximum floor area allowed on a site (including all structures on the site). The maximum floor area of all structures (measured from exterior wall to exterior wall) permitted on a site (including carports) shall be determined by multiplying the floor area ratio (FAR) by the total net area of the site ( $FAR \times \text{Net Site Area} = \text{Maximum Allowable Floor Area}$ ). The gross floor area permitted on a site divided by the total net area of the site, expressed in decimals to one or two places. For example, on a site with 10,000 net sq. ft. of land area, a Floor Area Ratio of 1.0 will allow a maximum of 10,000 gross sq. ft. of building floor area to be built. On the same site, a FAR of 1.5 would allow 15,000 sq. ft. of floor area; a FAR of 2.0 would allow 20,000 sq. ft.; and a FAR of 0.5 would allow only 5,000 sq. ft. Also commonly used in zoning, FARs typically are applied on a parcel-by-parcel basis as opposed to an average FAR for an entire land use or zoning district. [Zoning Ordinance]

**Floor Area Ratio:**



**Footprint; Building Footprint.** The outline of a building at all of those points where it meets the ground. [Zoning Ordinances]

**Freeway.** A high-speed, high-capacity, limited-access transportation facility serving regional and county-wide travel. Such roads are free of tolls, as contrasted with “turnpikes” or other “toll roads” that are now being introduced into Southern California. Freeways generally are used for long trips between major land use generators. At Level of Service “E,” they carry approximately 1,875 vehicles per lane per hour, in both directions. Major streets cross at a different grade level. [Subdivision and Zoning Ordinances]

**Frequency.** The measure of the rapidity of alterations of a periodic signal, expressed in cycles per second or hertz (Hz). [Zoning Ordinance]

**Fuel Dealer.** A retail trade establishment that sells fuel oil, butane, propane and liquefied petroleum gas (LPG), bottled or in bulk, to consumers. [Zoning Ordinance]

**Fueling Station.** A motor vehicle fueling component of a warehouse retail store, where warehouse consumers purchase bulk fuel from said warehouse retail store. Fueling stations are located adjacent to an operate in conjunction with a warehouse retail store. Fueling stations are an ancillary use of a warehouse retail use and are subject to siting and design requirements of the CG General Commercial zone Section 13.26.040 and are not subject to Section 13.42.100 regarding gas stations. [Zoning Ordinance]

**Furniture/Fixtures Manufacturing, Cabinet Shop.** Manufacturers producing: wood and metal household furniture and appliances; bedsprings and mattresses; all types of office furniture and public building furniture and partitions, shelving, lockers and store furniture; and miscellaneous drapery hardware, window blinds and shades. Includes furniture re-upholstering businesses, wood and cabinet shops, but not sawmills or planing mills, which are instead included under "Manufacturing—heavy." [Zoning Ordinance]

**Furniture, Furnishings and Appliance Store.** A store that primarily sells the following products and related services, that may also provide incidental repair services: Computers and computer equipment, draperies, floor coverings, furniture, glass and chinaware, home appliances, home furnishings, home sound systems, interior decorating materials and services, large musical instruments, lawn furniture, movable spas and hot tubs, office furniture, other household electrical and gas appliances, outdoor furniture, refrigerators, stoves, and televisions. [Zoning Ordinance]

**Garage or Carport.** Parking space and shelter for automobiles or other vehicles, where the size of the parking space complies with the provisions of Chapter 13.36 of the Zoning Code. [Zoning Ordinance]

1. A garage is an attached or detached accessory structure with a door, enclosed on at least three sides.
2. A carport is an attached or detached accessory structure enclosed on not more than two sides.

A garage or carport complies with the requirements for covered parking spaces.

**Gas Station.** A retail business selling gasoline and/or other motor vehicle fuels, and related products. Where allowed by Division 2, a gas station may also include a convenience store, vehicle services, and/or trailer rental (auto and vehicle sales or rental), which are separately defined. [Zoning Ordinance]

**Gateway.** A point along a roadway entering the Town at which a motorist gains a sense of having left the environs and of having entered the Town.

**General Plan.** The town of Loomis general plan, including all its elements and all amendments thereto, as adopted by the town council in compliance with Government Code Sections 65300 et seq. A compendium of city or county 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 Town or City Council or Board of Supervisors. In California, the General Plan has mandatory elements (Land Use, Open Space, Conservation, Housing, Environmental Justice [required in some areas], Circulation, Noise, Air Quality [required in some areas], and Safety) and may include any number of optional elements (such as Economic Development, Hazardous Waste, and Parks and Recreation). The General Plan may also be called a "City Plan," "Comprehensive Plan," or "Master Plan." [Zoning Ordinance]

**General Retail.** Stores and shops selling many lines of merchandise. Examples of these stores and lines of merchandise include: Antique stores; art galleries or retail; art supplies, including framing services; auction rooms; bicycles; books, magazines, and newspapers; cameras and photographic supplies; clothing, shoes, and accessories; collectibles (cards, coins, comics, stamps, etc.); department stores; drug stores and pharmacies; dry goods; fabrics and sewing supplies; florists and houseplant stores (indoor sales only—outdoor sales are building and landscape materials sales); hobby materials; jewelry; luggage and leather goods; musical instruments, parts and accessories; orthopedic supplies; religious goods; small wares; specialty shops; sporting goods and equipment; stationery; toys and games; and variety stores. [Zoning Ordinance]

**Geological.** Pertaining to rock or solid matter. [Zoning, Development, and Subdivision Ordinances]

# GLOSSARY

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**Goal.** A general, overall, and ultimate purpose, aim, or end toward which the City or County will direct effort. [Zoning, Buildings and Construction and Public Services Ordinances]

**Golf Course, Country Club.** Golf courses, and accessory facilities and uses including: clubhouses with bar and restaurant, locker and shower facilities; driving ranges; “pro shops” for on-site sales of golfing equipment; and golf cart storage and sales facilities. [Zoning Ordinance]

**Grade.** The ground surface immediately adjacent to the exterior base of a structure, typically used as the basis for measurement of the height of the structure. [Zoning Ordinance]

**Grading.** The removal, addition, or alteration of surface or subsurface conditions of land by excavating or filling to achieve a level earthen base or specific slope. [Development, Zoning, Subdivision, Public Services, and Buildings and Construction Ordinances]

**Grasslands.** Land reserved for pasturing or mowing, in which grasses are the predominant vegetation.

**Grocery Store.** A retail business where the majority of the floor area open to the public is occupied by food products packaged for preparation and consumption away from the store. [Zoning Ordinance]

**Groundwater.** Any water under the earth's surface, except for underground rivers. [Public Services and Development Ordinances]

**Groundwater Recharge.** The natural process of infiltration and percolation of rainwater from land areas or streams through permeable soils into water-holding rocks that provide underground storage (“aquifers”).

**Guest House.** A detached structure accessory to a single-family dwelling, accommodating living/sleeping quarters, but without kitchen or cooking facilities. [Zoning Ordinance]

**Guidelines.** General statements of policy direction around which specific details may be later established. [Environmental Protection, Zoning, Buildings and Construction and Subdivision Ordinances]

**Habitable Space.** Space within a dwelling unit for living, sleeping, eating, or cooking. [Zoning Ordinance]

**Habitat.** The physical location or type of environment in which an organism or biological population lives or occurs. [Zoning, Subdivision, Public Services, Development and Buildings and Construction Ordinances]

**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. [Public Services Ordinance]

**Health/Fitness Facility.** A fitness center, gymnasium, health or athletic club. [Zoning Ordinance]

**High Occupancy Vehicle (HOV).** Any vehicle other than a driver-only automobile (e.g., a vanpool, a bus, or two or more persons to a car).

**Highway.** High-speed, high-capacity, limited-access transportation facility serving regional and county-wide travel. Highways may cross at a different grade level. [Vehicles and Traffic, Buildings and Construction, Subdivision, Roads and Highways, Animals, and Zoning Ordinances]

**Hillsides.** Land that has an average percent of slope equal to or exceeding fifteen percent.

**Historic; Historical.** A historic building, landscape, or site is one that is noteworthy for its significance in local, state, or national history or culture, its architecture or design, or its works of art, memorabilia, or artifacts. [Buildings and Construction, Zoning, and Subdivision Ordinances]

**Historic Building or Property.** Any building, site, object, place, location, district or collection of structures, and their associated sites, deemed of importance to the history, architecture or culture of an area by an appropriate local, state or federal governmental jurisdiction. This shall include historical buildings or properties on, or determined eligible for, national, state or local historical registers or inventories, such as the National Register of Historic Places, California Register of Historical Resources, State Historical Landmarks, State Points of Historical Interest, and Town or county registers, inventories, or surveys of historical or architecturally significant sites, places or landmarks.

**Historic Landscape.** A geographic area, including both. Cultural and natural resources and the wildlife or domestic animals therein, associated with a historic event, activity, or person, or that exhibits other cultural or aesthetic values.

**Historic Preservation.** The preservation of historically significant structures and neighborhoods until such time as, and in order to facilitate, restoration and rehabilitation of the building(s) or landscape to a former condition. [Buildings and Construction Ordinance]

**Home Occupation.** A commercial activity conducted solely by the occupants of a particular dwelling unit in a manner incidental to residential occupancy. The conduct of a business within a dwelling unit or residential site, employing the occupants of the dwelling, with the business activity being subordinate to the residential use of the property. [Zoning Ordinance]

**Homeless.** Persons and families who lack a fixed, regular, and adequate nighttime residence. Includes those staying in temporary or emergency shelters or who are accommodated with friends or others with the understanding that shelter is being provided as a last resort. (See “Emergency Shelter” and “Transitional Housing.”) [Zoning Ordinance]

**Hotel or Motel.** A facility with guest rooms or suites, with or without kitchen facilities, rented to the general public for transient lodging. Hotels typically include a variety of services in addition to lodging; for example, restaurants, meeting facilities, personal services, etc. Also includes accessory guest facilities such as swimming pools, tennis courts, indoor athletic facilities, accessory retail uses, etc. [Zoning Ordinance]



**Household.** All those persons--related or unrelated--who occupy a single housing unit. (See "Family.") [Zoning and Health and Safety Ordinance]

**Household Pets.** The keeping/raising of birds, cats, dogs, or other common household pets, accessory to a residential use. (See "Animal Keeping.") [Zoning Ordinance]

**Householder.** The head of a household.

**Housing and Community Development Department of the State of California (HCD).** The State agency that has principal responsibility for assessing, planning for, and assisting communities to meet the needs of low- and moderate-income households.

**Housing Authority, Local (LHA).** Local housing agency established in State law, subject to local activation and operation. Originally intended to manage certain federal subsidies but vested with broad powers to develop and manage other forms of affordable housing.

**Housing Element.** One of the State-mandated elements of a local General Plan, it assesses the existing and projected housing needs of all economic segments of the community, identifies potential sites adequate to provide the amount and kind of housing needed, and contains adopted goals, policies, and implementation programs for the preservation, improvement, and development of housing. [Zoning Ordinance]

**Housing and Urban Development, U.S. Department of (HUD).** A cabinet-level department of the federal government that administers housing and community development programs. [Zoning Ordinance]

**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 mobile home, a cooperative, accessory dwelling unit, 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. (See "Dwelling Unit," "Family," and "Household.") [Zoning Ordinance]

**Identity.** A consistent quality that makes a town, city, place, area, or building unique and gives it a distinguishing character. [Vehicles and Traffic, Revenue and Finance and Zoning Ordinance]

**Image.** The mental picture or impression of a town, city or place taken from memory and held in common by members of the community.

**Impact.** The effect of any direct man-made actions or indirect repercussions of man-made actions on existing physical, social, or economic conditions. [Environmental Protection, Development, Buildings and Construction, Subdivision, Zoning, General Provisions and Public Services Ordinances]

**Impact Fee.** A fee, also called a development fee, levied on the developer of a project by a city, county, or other public agency as compensation for otherwise-unmitigated impacts the project will produce.

**Impacted Areas.** Census tracts where more than 50 percent of the dwelling units house low- and very low-income households.

**Impervious Surface.** Surface through which water cannot penetrate, such as roof, road, sidewalk, and paved parking lot.

**Implementation.** Actions, procedures, programs, or techniques that carry out policies. [Zoning, Environmental Protection, Development, Subdivision, Public Services, and Buildings and Construction Ordinances]

**Important Scenic Resource.** Public or private resources identified as having valued aesthetic properties, or which may contribute to a desirable rural character in the Town. Such features may include: natural resources such as scenic vistas, ridgelines, granite outcroppings, specimen trees, and views of Significant Ecological Areas, and cultural resources (contemporary and historic) such as rustic barns, historic or unique buildings, agricultural areas, equestrian facilities, open storm-water treatment or detention areas, roadway corridors with a soft shoulder or no shoulder, paved pathways or trails (as opposed to concrete sidewalks), areas of dark night sky, Loomis “gateways” that remain in a natural state. These important scenic resources include lands with public rights and lands where there are no public rights.

**Improvement.** The permanent addition of one or more structures, fixtures, fences, or utilities, or other modification of a parcel of land that increases its value. [Subdivision, Revenue and Finance, Development, Public Services, and Buildings and Construction Ordinance]

**Industrial.** A land use classification in which the manufacture, production, and processing of consumer goods may occur.

**Industrial, Heavy.** A facility accommodating manufacturing processes that involve and/or produce basic metals, building materials, chemicals, fabricated metals, paper products, machinery, textiles, and/or transportation equipment, where the intensity and/or scale of operations may cause significant impacts on surrounding land uses or the community. Heavy industrial uses include chemical product manufacturing; concrete, gypsum, and plaster product manufacturing; glass manufacturing; paving and roofing material manufacturing; petroleum refining; plastic, synthetics, and rubber manufacturing; primary metal industries; pulp product manufacturing; or textile or leather manufacturing.

**Industrial, Light.** Industrial use where industrial manufacturing, sales, warehousing, offices, research and development offices, outdoor storage, and assembly that may generate objectionable noise, smoke odor, dust, noxious gases, glare, heat, vibration, and industrial wastes. [Zoning Ordinance]

**Industrial, Limited.** Industrial use where a limited range of industrial and manufacturing activities, warehousing, and office uses are appropriate to adjacent residential uses. Appropriate uses do not produce objectionable noise, smoke, odor, dust, noxious gases, glare, heat, vibration or industrial waste. Operational limits may affect hours of operations, outdoor operations and storage, and loading or delivery activities. [Zoning Ordinance]

**Industrial Park.** An industrial complex set in parklike surroundings with such facilities as parking lots, restaurants, and recreation areas.

**Industrial Research and Development (R&D).** A facility for scientific research, and the design, development and testing of products, services, or processes, which is compatible with adjacent uses in regard to health and safety. [Zoning Ordinance]

**Infill Development.** Building within unused and underutilized lands within existing development patterns, typically but not exclusively in urban areas. [Zoning Ordinance]

**Infrastructure.** Public services and facilities, such as sewage-disposal systems, water-supply systems, other utility systems, and roads. [Zoning and Development Ordinances]

**In Lieu Fee.** (See “Dedication, In lieu of.”) [Development, Subdivision and Zoning Ordinances]

**Intensification of Use.** A change in the use of a structure or site, where the new use is required by this title to have more off-street parking spaces than the former use; or a change in the operating characteristics of a use (for example, hours of operation), which generates more activity on the site. [Zoning Ordinance]

**Institutional Use.** (1) Publicly or privately owned and operated activities that are institutional in nature, such as hospitals, museums, and schools; (2) churches and other religious organizations; and (3) other nonprofit activities of a welfare, educational, or philanthropic nature that cannot be considered a residential, commercial, or industrial activity. [Zoning Ordinance]

**Intelligent Transportation Systems (ITS).** Technologies that advance transportation safety and mobility and enhance productivity by integrating advanced communications technologies into transportation infrastructure and into vehicles. ITS encompasses a broad range of wireless and traditional communications-based information and electronic technologies.

**Inter-agency.** Indicates cooperation between or among two or more discrete agencies in regard to a specific program.

**Intermittent Stream.** A stream that flows only at certain times of the year when it receives water from springs, groundwater, or rainfall, or from surface sources such as melting snow. .

**Issues.** Important unsettled community matters or problems that are identified in a community's General Plan and dealt with by the plan's goals, objectives, policies,

plan proposals, and implementation programs. [Revenue and Finance, Zoning, and General Provisions Ordinances]

**Joint Powers Authority (JPA).** A legal arrangement that enables two or more units of government to share authority to plan and carry out a specific program or set of programs that serves both units.

**Joint Use Agreement.** An agreement between the Town and agencies or organizations to broaden access for community use.

**Kennel, Animal Boarding.** A commercial facility for the grooming, keeping, boarding or maintaining of five or more dogs (four months of age or older), or five or more cats except for dogs or cats for sale in pet shops, or patients in animal hospitals. See also "Veterinary Clinics, Animal Hospitals, Kennels". [Zoning Ordinance]

**Kitchen.** A room or space within a building used or intended to be used for the cooking or preparation of food, which includes a refrigerator of at least 5 cubic feet in capacity with an appropriately sized electrical outlet, a sink less than 18 inches in depth with a waste line drain plumbed to a sewer or septic system, and cooking appliances or rough in facilities including, but not limited to: stoves, ovens, convection ovens, range tops or dishwashers. A bar or counter with a small sink, small refrigerator, and/or microwave is not considered a kitchen facility. [Subdivision and Zoning Ordinances]

**Laboratory, Medical, Analytical, Testing.** A facility for testing, analysis, and/or research. Examples of this use include medical labs, soils and materials testing labs, and forensic labs. [Zoning Ordinance]

**Land Banking.** The purchase of land by a local government for use or resale at a later date.

**Landlord.** The owner of property, including land or a structure, that is rented or leased to another.

**Landmark.** (1) A building, site, object, structure, or significant tree, having historical, architectural, social, or cultural significance and marked for preservation by the

# GLOSSARY

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Town, state, or federal government. (2) A visually prominent or outstanding structure or natural feature that functions as a point of orientation or identification.

**Landscaping.** Planting-including trees, shrubs, and ground covers-suitably designed, selected, installed, and maintained as to enhance a site or roadway permanently. [Zoning, Subdivision and Development Ordinances]

**Landslide.** A general term for a falling mass of soil or rocks. [Development and Zoning Ordinances]

**Land Use, Zoning.** The purpose for which a parcel of land, a premises or building is designed, arranged, or intended, or for which it is or may be occupied or maintained, consistent with the General Plan Land Use Designation.

**Land Use Designation.** A system for classifying and designating the appropriate use of properties, as designated on the General Plan Land Use Diagram. [Zoning Ordinance.

**Land Use Element.** A required element of the General Plan that uses text and maps to designate the future use or reuse of land within a given jurisdiction's planning area. (See "Mandatory Element.")

**Land Use Permit.** Authority granted by the Town to use a specified site for a particular purpose. [Zoning Ordinance]

**Land Use Regulation.** A term encompassing the regulation of land in general and often used to mean those regulations incorporated in the General Plan, as distinct from zoning regulations (which are more specific).

**Laundry, Dry Cleaning Plant.** A service establishment engaged primarily in high volume laundry and garment services, including: carpet and upholstery cleaners; diaper services; dry cleaning and garment pressing; commercial laundries; linen supply. [Zoning Ordinance]

**L<sub>dn</sub>.** Day-Night Average Sound Level. The A-weighted average sound level for a given area (measured in decibels) during a 24-hour period with a 10 dB weighting applied

to night-time sound levels. The  $L_{dn}$  is approximately numerically equal to the CNEL for most environmental settings. [Zoning Ordinance]

**Learning Center.** A facility providing educational enrichment, particularly specialized programs in areas such as personal growth and development, fitness, environmental awareness, arts, academic enrichment, communications, and management.

**Lease.** A contractual agreement by which an owner of real property (the lessor) gives the right of possession to another (a lessee) for a specified period of time (term) and for a specified consideration (rent). [Subdivision, Zoning, and Environmental Protection Ordinances]

**Leq.** The energy-averaged or equivalent sound level, defined as the average sound level on the basis of sound energy (or sound pressure squared). The  $L_{eq}$  is a “dosage” type measure and is the basis for the descriptors used in current standards, such as the 24-hour CNEL used by the State of California. [Zoning Ordinance]

**Level of Service (LOS).** (1) 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, as follows:

**Level of Service A.** Indicates a relatively free flow of traffic, with little or no limitation. On vehicle movement or speed.

**Level of Service B.** Describes a steady flow of traffic, with only slight delays in vehicle movement and speed. All queues clear in a single signal cycle.

**Level of Service C.** Denotes a reasonably steady, high-volume flow of traffic, with some limitations on movement and speed, and occasional backups on critical approaches.

**Level of Service D.** Denotes the level where traffic nears an unstable flow. Intersections still function, but short queues develop, and cars may have to wait through one cycle during short peaks.

**Level of Service E.** Describes 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.

**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.

**Library, Museum.** Public or quasi-public facilities, examples of which include: aquariums, arboretums, art galleries and exhibitions, botanical gardens, historic sites and exhibits, libraries, museums, planetariums, zoos, and accessory gift shops. [Zoning Ordinance]

**Light Rail Transit (LRT).** “Street cars” or “trolley cars” that typically operate entirely or substantially in mixed traffic and in non-exclusive, at-grade rights-of-way.

**Linkage Fee.** A fee charged to new development projects for the purpose of funding affordable housing.

**Liquefaction.** The transformation of loose water-saturated granular materials (such as sand or silt) from a solid into a liquid state. A type of ground failure that can occur during an earthquake.

**Live/Work Unit.** An integrated housing unit and working space, occupied and utilized by a single household in a structure, either single-family or multifamily, that has been designed or structurally modified to accommodate joint residential occupancy and work activity, and which includes: 1) Complete kitchen space and sanitary facilities in compliance with the building code; and 2) Working space reserved for and regularly used by one or more occupants of the unit. [Zoning Ordinance]

**L<sub>max</sub>.** The highest root-mean-square (RMS) sound level measured over a given period of time.

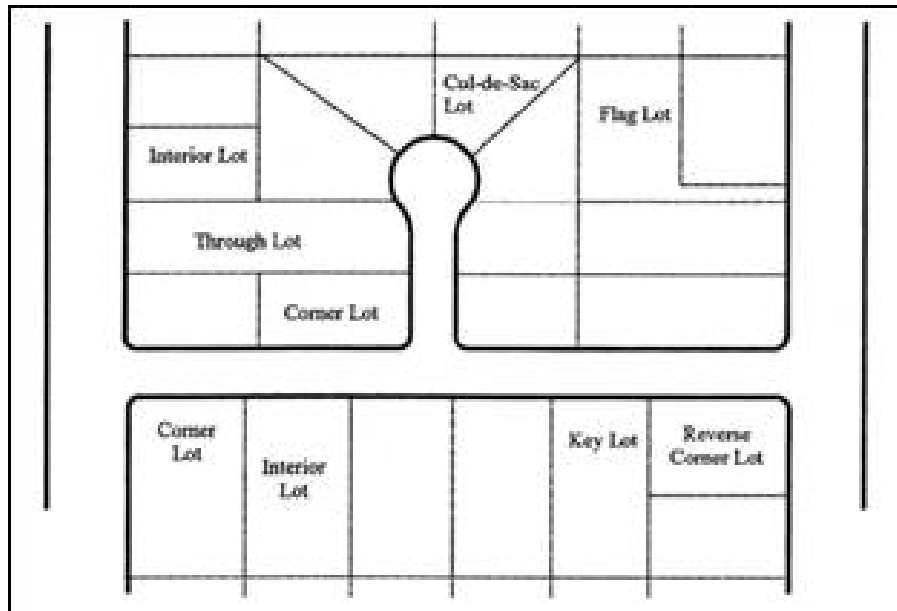


**Local Agency Formation Commission (LAFCo).** A seven-member commission within Placer County whose purpose it is to review and approve or deny proposals for the formation, consolidation, or dissolution of cities or special districts; and to review and approve or deny proposals for the annexation to or detachment from cities or special districts. None of these proceedings may be initiated until approved by the Commission to develop and determine the sphere of influence for each local government agency. The LAFCo members include two county supervisors, two city council members, two representatives of special districts and one member representing the general public.

**Lot, or Parcel.** A recorded lot or parcel of real property. (See "Site.") [Health and Safety, Development and Zoning Ordinances]

1. **Corner lot.** A lot located at the intersection of two or more streets, where they intersect at an interior angle of not more than one hundred thirty-five degrees. If the intersection angle is more than one hundred thirty-five degrees, the lot is considered an interior lot.
2. **Flag lot.** A lot having access from the building site to a public street by means of private right-of-way strip that is owned in fee.
3. **Interior lot.** lot abutting only one street.
4. **Key lot.** An interior lot, the front of which adjoins the side property line of a corner lot.
5. **Reverse corner lot.** A corner lot, the rear of which abuts a key lot.
6. **Through lot.** A lot with frontage on two generally parallel streets.

## Lot Types



**Lot Area.** Gross lot area is the total area included within the lot lines of a lot. Net lot area is the gross area of the lot, exclusive of easements for streets or driveways that are not for the exclusive use of the lot on which the easement is located. [Zoning Ordinance]

**Lot Coverage.** See "Site Coverage". [Zoning Ordinance]

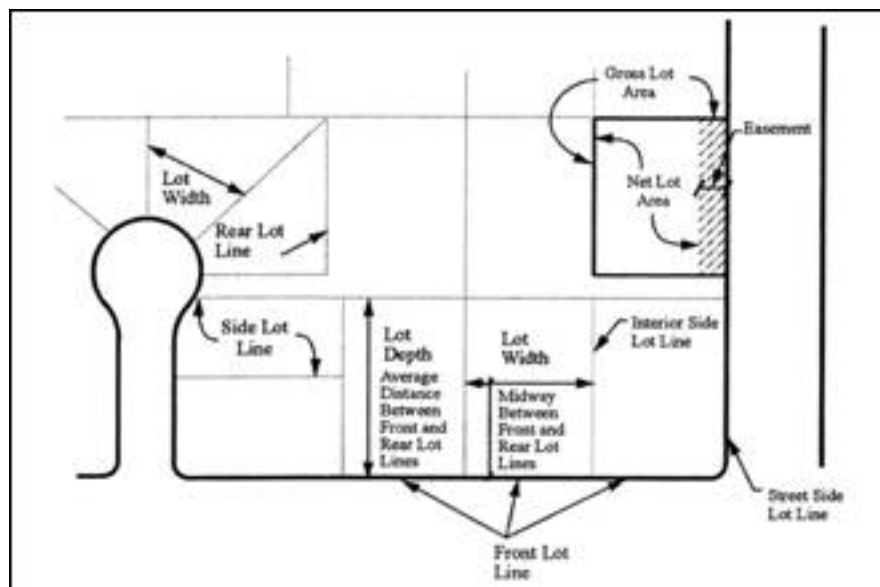
**Lot Depth.** The horizontal distance between the front and the rear lot lines measured longitudinally at the midpoints of the front and rear lot lines. [Zoning Ordinance]

**Lot Frontage.** The boundary of a lot adjacent to a public street right-of-way. [Zoning Ordinance]

**Lot Line or Property Line.** Any recorded boundary of a lot. Types of lot lines are as follows (See Figure Lot Features): [Zoning Ordinance]

1. **Front lot line.** On an interior lot, the property line separating the parcel from the street or as recorded on the parcel map. The front lot line on a corner lot is the line with the shortest frontage. On a through lot, both lot lines are front lot lines and the lot is considered to have no rear lot line.
2. **Interior lot line.** Any lot line not abutting a street.
3. **Rear lot line.** A property line that does not intersect the front lot line, which is most distant from and most closely parallel to the front lot line.
4. **Side lot line.** Any lot line that is not a front or rear lot line.

#### Lot Features



**Lot of Record.** A lot that is part of a recorded subdivision or a parcel of land that has been recorded at the county recorder's office containing property tax records. [Zoning Ordinance]

**Lot Width.** The horizontal distance between the side lot lines, measured at right angles to the lot depth at a point midway between the front and rear lot lines. See Figure Lot Features. The director shall determine lot width for parcels of irregular shape. [Zoning Ordinance]

**Loudness.** A subjective term for the sensation of the magnitude of sound.

**Low Impact Development (LID).** A set of stormwater management strategies that reduces impervious surfaces, treats runoff, controls runoff peaks and durations, and thereby helps protect water quality and stream resource integrity. [Public Services Ordinance]

**Low-Income Area.** An area with household incomes at or below 80 percent of the statewide median income or with household incomes at or below the threshold designated as low income by the Department of Housing and Community Development.

**Low-Income Household.** A household with an annual income usually no greater than 80 percent of the area median family income adjusted by household size, as determined by a survey of incomes conducted by a city or a county, or in the absence of such a survey, based on the latest available eligibility limits established by the U.S. Department of Housing and Urban Development (HUD) for the Section 8 housing program. (See "Area; Area Median Income.")

**Low-Income Housing Tax Credits.** Tax reductions provided by the federal and State governments for investors in housing for low-income households.

**LIO.** A statistical descriptor indicating peak noise levels-the sound level exceeded ten percent of the time. It is a commonly used descriptor of community noise, and has been used in Federal Highway Administration standards and the standards of some cities and counties.

**Maintain.** To keep in an existing state. (See "Preserve.") [Zoning, Vehicles and Traffic, Revenue and Finance, Public Services, Administration and Personnel, Parks, Development, Buildings and Construction, Animals and Health and Safety Ordinances]

**Maintenance Service, Client Site Services.** Base facilities for various businesses that provide services on the premises of their clients. Includes, but is not limited to gardening, janitorial, pest control, water and smoke damage recovery, and similar services; and appliance, computer, electronics, elevator, equipment, HVAC, instrument, plumbing, and other maintenance and repair services not operating

from a retail establishment that sells the products being maintained or repaired. When these services operate from a retail establishment that sells the products being maintained or repaired, they are instead considered part of the retail use. [Zoning Ordinance]

**Mandatory Element.** A component of the General Plan mandated by State Law.

**Manufactured Housing.** Residential structures that are constructed entirely in the factory, and that since June 15, 1976, have been regulated by the federal Manufactured Home Construction and Safety Standards Act of 1974 under the administration of the U.S. Department of Housing and Urban Development (HUD). (See “Mobile Home” and “Modular Unit.”) [Zoning Ordinance]

**Manufacturing/Processing, Intensive.** A facility accommodating manufacturing processes that involve and/or produce building materials, fabricated metal products, machinery, and/or transportation equipment. Examples of intensive manufacturing uses include: lumber and wood product manufacturing; machinery manufacturing; metal products, fabrication, machine and welding shops; motor vehicles and transportation equipment; stone and cut stone product manufacturing; and structural clay and pottery product manufacturing. (See Loomis Municipal Code Section 13.80.020 for additional definition of specialized and regulatory terms and phrases for Manufacturing/Processing, Intensive.) [Zoning Ordinance]

**Manufacturing/Processing, Light.** A facility accommodating manufacturing processes involving and/or producing: apparel and fabrics; food and beverage products; electronics, appliances, optical, and instrumentation products; ice; jewelry; handcrafted products; paper, photographic, and film products; and musical instruments. (See Loomis Municipal Code Section 13.80.020 for additional definition of specialized and regulatory terms and phrases for Manufacturing/Processing, Light.) [Zoning Ordinance]

**Map Act.** See “Subdivision Map Act”. [Subdivision and Zoning Ordinances]

**Marsh.** A marsh usually is an area periodically or permanently covered with shallow water, either fresh or saline. (See “Wetlands.”)

**May.** To be a possibility. [Public Services, Business, Licenses and Regulations, Administration and Personnel, Zoning, Development, Subdivision, Development, Revenue and Finance, Health and Safety, Vehicles and Traffic, Business taxes, Licenses and Regulations, Animals, General Provisions, and Buildings and Construction Ordinances]

**Mean Sea Level.** The average altitude of the sea surface for all tidal stages. [Buildings and Construction Ordinance]

**Media Production.** Facilities for motion picture, television, video, sound, computer, and other communications media production. These facilities include the following types: [Zoning Ordinance]

1. **Backlots/outdoor facilities.** Outdoor sets, backlots, and other outdoor facilities, including supporting indoor workshops and craft shops.
2. **Indoor support facilities.** Administrative and technical production support facilities, including administrative and production offices, post-production facilities (editing and sound recording studios, foley stages, etc.), optical and special effects units, film processing laboratories, etc.
3. **Soundstages.** Warehouse-type facilities providing space for the construction and use of indoor sets, including supporting workshops and craft shops.

**Median Strip.** The dividing area, either paved or landscaped, between opposing lanes of traffic on a roadway.

**Medical Services, Clinic, Urgent Care.** A facility other than a hospital where medical, mental health, surgical and other personal health services are provided on an outpatient basis. [Zoning Ordinance]

**Medical Services, Doctor Office.** A facility other than a hospital where medical, dental, mental health, surgical, and/or other personal health care services are provided on an outpatient basis. [Zoning Ordinance]

**Medical Services, Extended Care.** Residential facilities providing nursing and health-related care as a primary use with in-patient beds. [Zoning Ordinance]

**Medical Services, Hospital.** Hospitals and similar facilities engaged primarily in providing diagnostic services, and extensive medical treatment, including surgical and other hospital services. [Zoning Ordinance]

**Mello-Roos Bonds.** Locally issued bonds that are repaid by a special tax imposed on property owners within a “community facilities” district (CFD) established by a governmental entity. The bond proceeds can be used for public improvements and for a limited number of services. Named after the program's legislative authors.

**Mercalli Intensity Scale.** A subjective measure of the observed effects (human reactions, structural damage, geologic effects) of an earthquake. Expressed in Roman numerals from I to XII.

**Merger (District).** Elimination of a special district by transferring its service responsibilities to a city government. [Subdivision Ordinance]

**Metropolitan.** Of, relating to, or characteristic of a large city. [Zoning Ordinance]

**Microclimate.** The climate of a small, distinct area, such as a city street or a building's courtyard.

**Midden.** A deposit marking a former habitation site and containing such materials as discarded artifacts, bone and shell fragments, food refuse, charcoal, ash, rock, human remains, structural remnants, and other cultural leavings.

**Mineral Resource.** Land on which known deposits of commercially viable mineral or aggregate deposits exist.

**Minimize.** To reduce or lessen, but not necessarily to eliminate. [Buildings and Construction, Subdivision, Zoning, Revenue and Finance, and Development Ordinances]

**Mining.** The act or process of extracting resources, such as coal, oil, or minerals, from the earth. [Parks, Development and Buildings and Construction Ordinances]

**Ministerial (Administrative) Decision.** An act performed in a prescribed manner and in obedience to a legal authority, without regard to one's own judgment or discretion.

**Mitigate.** To ameliorate, alleviate, or avoid to the extent reasonably feasible. [Zoning, Revenue and Finance, Buildings and Construction, and Development Ordinances]

**Mitigation Measure.** A condition of project approval intended to change the characteristic of a project to reduce an identified impact below a threshold of significance.

**Mitigated Negative Declaration (MND).** A statement describing the reasoning that a proposed action will not have a significant adverse effect on the environment with the implementation of measures that eliminate, reduce or minimize significant adverse effects associated with that action, in compliance with the California Environmental Quality Act (CEQA). (See “Negative Declaration (ND)”)

**Mixed-use.** A development that includes more than one land use, such as office, commercial, institutional, and residential, either in a single building or within a defined project areas as an integrated development project with significant functional interrelationships and a coherent physical design. [Zoning Ordinance]

**Mixed-use Project.** A project that combines both non-residential and residential uses. [Zoning Ordinance]

**Mixed-use Structure.** A structure or building on one lot housing more than one type of use, such as commercial or office and residential uses. The uses may be vertically separated with one use on the bottom floor and another use on secondary floors, horizontally separated with one use at the front of the structure and other uses at the rear of the structure, or a combination of both vertical and horizontal separation. [Zoning Ordinance]

**Mobile Home.** A structure, transportable in one or more sections, which when erected on site measures eight feet or more in width and thirty-two feet or more in length, and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation, when connected to the required utilities and includes the plumbing, heating, air-conditioning, and electrical systems contained therein. [Revenue and Finance, Subdivision, and Zoning Ordinances]



**Mobile Home Park.** Any site that is planned and improved to accommodate two or more mobile homes used for residential purposes, or on which two or more mobile home lots are rented, leased, or held out for rent or lease, or were formerly held out for rent or lease and later converted to a subdivision, cooperative, condominium, or other form of resident ownership, to accommodate mobile homes used for residential purposes. [Zoning Ordinance]

**Mobile Home Park Conversion.** Changing the use of a mobile home park for a purpose other than the rental of two or more mobile home sites to accommodate mobile homes used for human habitation. [Zoning Ordinance]

**Motor Home, Recreational Vehicle and Boat Sales.** Retail establishments selling both motor homes and/or various vehicles and watercraft for recreational uses. Includes the sales of boats, campers and camper shells, jet skis, motor homes, and travel trailers. [Zoning Ordinance]

**Moderate-income Household.** A household with an annual income between the lower income eligibility limits and 120 percent of the area median family income adjusted by household size, as established by the U.S. Department of Housing and Urban Development (HUD) for the California Housing and Community Development Department (HCD). (See “Area” and “Low-Income Household.”)

**Modular Unit.** A factory-fabricated, transportable building or major component designed for use by itself or for incorporation with similar units on-site into a structure for residential, commercial, educational, or industrial use. [Zoning Ordinance]

**Mortuary, Funeral Home.** Funeral homes and parlors, where deceased are prepared for burial or cremation, and funeral services may be conducted. [Zoning Ordinance]

**Motel.** See “Hotel or Motel”. [Revenue and Finance, Health and Safety, and Zoning Ordinances]

**Multifamily Housing.** A dwelling unit that is part of a structure containing more than one dwelling unit. [Zoning Ordinance]

**Multifamily Structure.** A detached building or structure of more than one dwelling unit. [Zoning Ordinance]

**Multi Use Trail.** A trail designed to accommodate a variety of user groups, such as pedestrians, cyclists, and equestrians, on the same trail with two-way, non-motorized off-street access. Multi-use trails may also accommodate Class 1 pedal assist and Class 2 non-pedal assist electric bicycles that cease to provide motorized assistance when the bicycle reaches the speed of 20 miles per hour.

**Must.** That which is mandatory. [Vehicles and Traffic, Subdivision, Revenue and Finance, Parks, Buildings and Construction, Animals, Zoning, Administration and Personnel, Business Taxes, Licenses and Regulations, Public Services, General Provisions, Development, and Civil Defense Ordinances]

**National Ambient Air Quality Standards.** The prescribed level of pollutants in the outside air that cannot be exceeded legally during a specified time in a specified geographical area.

**National Environmental Policy Act (NEPA).** An act passed in 1974 establishing federal legislation for national environmental policy, a council on environmental quality, and the requirements for environmental impact statements.

**National Flood Insurance Program.** A federal program that authorizes the sale of federally subsidized flood insurance in communities where such flood insurance is not available privately. [Subdivision and Buildings and Construction Ordinances]

**National Historic Preservation Act.** A 1966 federal law that established a National Register of Historic Places and the Advisory Council on Historic Preservation, and that authorized grants-in-aid for preserving historic properties.

**National Pollutant Discharge Elimination System (NPDES).** A national program for issuing, modifying, revoking and reissuing, terminating, monitoring and enforcing permits, and imposing and enforcing pretreatment requirements under sections 307, 402, 318, and 405 of the Clean Water Act. [Public Services Ordinance]

**National Register of Historic Places.** The official list, established by the National Historic Preservation Act, of sites, districts, buildings, structures, and objects

significant in the nation's history or whose artistic or architectural value is unique. [Buildings and Construction Ordinance]

**Natural or Existing Grade.** The contour of the ground surface before grading. [Zoning Ordinance]

**Natural State.** The condition existing prior to development. [Zoning Ordinance]

**Necessary.** Essential or required. [Subdivision, Zoning, Vehicles and Traffic, Development, Roads and Highways, Revenue and Finance, Business Taxes, Licenses and Regulations, Public Services, Civil Defense, Health and Safety, Environmental Protection, Animals, and Administration and Personnel Ordinances]

**Need.** A condition requiring supply or relief. [General Provisions, Development, Vehicles and Traffic, Subdivision, Revenue and Finance, Health and Safety, Administration and Personnel, Buildings and Construction, Zoning, Animals, and Civil Defense Ordinances]

**Negative Declaration (ND).** A statement describing the reasoning that a proposed action will not have a significant adverse effect on the environment, in compliance with the California Environmental Quality Act (CEQA). (See "Mitigated Negative Declaration (MND)") [Subdivision and Zoning Ordinances]

**Neighborhood Park.** A park intended to serve the recreation needs of people living or working usually within one-half mile radius of the park.

**Night Club.** A facility serving alcoholic beverages for on-site consumption, and providing entertainment, examples of which include live music and/or dancing, comedy, etc. [Zoning Ordinance]

**Nitrogen Oxide(s).** A reddish brown gas that is a byproduct of combustion and ozone formation processes. Often referred to as NOX, this gas gives smog its "dirty air" appearance.

**Noise.** Any sound that is undesirable because it interferes with speech and hearing, or is intense enough to damage hearing, or is otherwise annoying. Noise, simply, is "unwanted sound." [Zoning, Development, and Subdivision Ordinances]

**Noise Attenuation.** Reduction of noise using a substance, material, or surface, such as earth berms and/or solid concrete walls. [Zoning Ordinance]

**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 Element.** One of the State-mandated elements of a local General Plan, it assesses noise levels of highways and freeways, local arterials, railroads, airports, local industrial plants, and other ground stationary sources, and adopts goals, policies, and implementation programs to reduce the community's exposure to noise. [Subdivision and Zoning Ordinances]

**Non-attainment.** The condition of not achieving a desired or required level of performance. Frequently used in reference to air quality.

**Non-conforming Parcel.** A parcel that was legally created prior to the adoption or amendment of Town land use regulations but does not comply with the current requirements. [Zoning Ordinance]

**Non-conforming Sign.** A sign that lawfully existed prior to adoption or amendment of Town land use regulations but does not comply with the current requirements. [Zoning Ordinance]

**Non-conforming Structure.** A structure that was legally constructed prior to the adoption or amendment of Town land use regulations but does not comply with the current requirements. [Zoning Ordinance]

**Non-conforming Use.** A use that existed prior to adoption or amendment of this title but is not consistent with the current requirements. [Zoning Ordinance]

**Non-prime Agricultural Land.** Property used for the production of food or fiber, with soils that do not meet soil criteria to be classified as prime, unique, or of state or local importance. [Zoning Ordinance]

**Notice (of Hearing).** A legal document announcing the opportunity for the public to present their views to an official representative or board of a public agency

concerning an official action pending before the agency. [Subdivision, Zoning, General Provisions, and Health and Safety Ordinances]

**Nuisance.** A condition, activity, or situation that interferes with the use or enjoyment of property on a continuing basis. A person, thing, or circumstance causing inconvenience or annoyance on a continuing basis. Declared nuisances are established in the Town's Municipal Code Title 7 Health and Safety, Chapter 7.04 Nuisances. [Health and Safety, Zoning, Animals, Vehicles and Traffic, Public Services, Development, Animals, and Buildings and Construction Ordinances]

**Objective.** A specific statement of desired future condition toward which the City or County will expend effort in the context of striving to achieve a broader goal. An objective should be achievable and, where possible, should be measurable and time-specific. [Buildings and Construction and Zoning Ordinances]

**Occupancy.** All or a portion of a structure occupied by one person. [Revenue and Finance, Subdivision, Development, and Zoning Ordinances]

**Off-sale Liquor Establishment.** Any establishment at which alcohol is sold, served, or given to patrons, to be consumed off-site. [Zoning Ordinance]

**Off-site.** An activity, accessory use, or improvement that is related to a specific primary use but is not located on the same site as the primary use. [Subdivision, Development, and Zoning Ordinances]

**Office.** A room, group of rooms, or building used for conducting the affairs of a business, profession, service industry, or government; includes accessory offices, government offices, processing offices, professional offices, temporary offices, and temporary real estate offices. Does not include medical offices (see "Medical Services, Clinic, Urgent Care", and "Medical Services, Doctor Office".) (See Loomis Municipal Code Section 13.80.020 for additional definition of specialized and regulatory terms and phrases for Office) [administration and Personnel, Civil Defense, Subdivision, Environmental Protection, Buildings and Construction, Roads and Highways, Development, General Provisions, Revenue and Finance, Business Taxes, Licenses and Regulations, Health and Safety, and Zoning Ordinances].

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**Office Park.** An office complex set in parklike surroundings with such facilities as parking lots, restaurants, and recreation areas.

**Office-supporting Retail.** A retail store that carries one or more types of merchandise that will typically be of frequent interest to and/or needed by the various businesses listed under the definition of office, and/or the employees of those businesses. Examples of these types of merchandise include: books; computer equipment; flowers; newspapers and magazines; office supplies, stationery; and photographic supplies and cameras. [Zoning Ordinance]

**Office Use.** The use of land by general business offices, medical and professional offices, administrative or headquarters offices for large wholesaling or manufacturing operations, and research and development. [Zoning Ordinance]

**On-sale Liquor Establishment.** Any establishment at which alcohol is sold, served, or given to patrons, to be consumed on-site. [Zoning Ordinance]

**On-site.** An activity or accessory use that is related to a specific primary use, which is located on the same site as the primary use. [Buildings and Construction, Development, Subdivision, and Zoning Ordinances]

**Open Fencing.** A barrier constructed of material which is transparent, such as glass, plastic panels, wire or wrought iron. [Zoning Ordinance]

**Open Space.** Any area of land or water that is essentially unimproved for the purposes of (1) the preservation of natural resources, including conservation areas; (2) the managed production of resources; (3) outdoor recreation, for which it may surround areas of passive or active park; or (4) public health and safety. [Subdivision, Parks, Zoning, Development, Health and Safety, and Buildings and Construction Ordinances]

**Open Space Element.** The State-required General Plan Open Space Element is contained within the Conservation of Resources Element. It contains adopted goals, policies, and implementation measures for the preservation, protection, and management of opens space lands.

**Ordinance.** A law or regulation set forth and adopted by the Town. [Buildings and Construction, Zoning, General Provisions, Revenue and Finance, Development, Administration and Personnel, Business Taxes, Licenses and Regulations, Vehicles and Traffic, Roads and Highways, Public Services, Environmental Protection, Health and Safety, Animals, and Subdivision Ordinances]

**Ordinary Maintenance and Repair.** Work for which a building permit is not required, the purpose and effect of which is to correct deterioration of or damage to a structure or any part thereof and to restore the structure to its condition before the deterioration or damage. [Zoning Ordinance]

**Organizational House.** A residential lodging facility operated by a membership organization for its members and not open to the general public. Includes fraternity and sorority houses, student dormitories, convents, monasteries, and religious residential retreats. [Zoning Ordinance]

**Outdoor Recreation Use.** A privately or publicly owned or operated use providing facilities for outdoor recreation activities.

**Paleontology.** The science of the forms of life existing in former geologic periods, as represented by their fossils.

**Parcel.** A lot, or contiguous group of lots, in single ownership or under single control. See “Lot, or Parcel”. [Subdivision, Zoning, Vehicles and Traffic, Development, Health and Safety, and Buildings and Construction Ordinances]

**Parking Facility, Public or Commercial.** Parking lots or structures operated by the Town, or a private entity providing parking for a fee. Does not include towing impound and storage facilities, which are instead defined under storage—outdoor. [Zoning Ordinance]

**Park.** A park is an area of land open to the public for recreational purposes. Includes Active Park and Passive Park. [Parks, Subdivision, Zoning, Development Health and Safety, Vehicles and Traffic, and Buildings and Construction Ordinances]

**Passive Park.** A park that is primarily a public area of predominantly undisturbed or restored natural land, with little disturbance to topography and vegetation, that

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provides passive recreational activities (e.g., walking/jogging, photography wildlife viewing, picnicking, biking, other non-motorized uses). [Development, and Subdivision Ordinances]

**Peak Hour/Peak Period.** For any given roadway, a daily 60-minute 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. [Zoning Ordinance]

**Pedestrian Orientation.** Any physical structure or place with design qualities and elements that contribute to an active, inviting and pleasant place for pedestrians, such as sidewalks, street furniture, landscaping, buildings and signage design and orientation, and street-level visibility. [Zoning Ordinance]

**Pedestrian-oriented Use.** A land use that is intended to encourage walk-in customers and that generally does not limit the number of customers by otherwise excluding the general public. A pedestrian-oriented use generally provides spontaneous draw from sidewalk and street due to visual interest, high customer turnover, and social interaction. [Zoning Ordinance]

**Performance Standards.** Zoning regulations that permit uses based on a particular set of standards of operation rather than on particular type of use. Performance standards provide specific criteria limiting noise, air pollution, emissions, odors, vibration, dust, dirt, glare, heat, fire hazards, wastes, traffic impacts, and visual impacts of use. [Buildings and Construction, and Zoning Ordinances]

**Person.** Any individual, firm, partnership, corporation, company, association, joint stock association; city, county, state, or district; and includes any trustee, receiver, assignee, or other similar representative thereof. [Zoning Development, Vehicles and Traffic, Subdivision, Business Taxes, Licenses and Regulations, Public Services, Parks, Health and Safety, Animals, General Provisions, Vehicles and Traffic, Revenue and Finance, Civil Defense, Administration and Personnel, and General Provisions Ordinances]

**Personal Services.** Establishments providing nonmedical services to individuals as a primary use. Examples of these uses include: Barber and beauty shops; clothing rental; dry cleaning pick-up stores with limited equipment; home electronics and



small appliance repair; laundromats (self-service laundries); locksmiths; massage (licensed, therapeutic, nonsexual); pet grooming with no boarding; shoe repair shops; tailors; tanning salons. These uses may also include accessory retail sales of products related to the services provided. [Zoning Ordinance]

**Personal Services, Restricted.** Personal services that may tend to have a blighting and/or deteriorating effect upon surrounding areas and which may need to be dispersed to minimize their adverse impacts. Examples of these uses include: Check cashing stores; fortune tellers; palm and card readers; pawnshops; psychics; spas and hot tubs for hourly rental; tattoo and body piercing services. [Zoning Ordinance]

**Planned Development (PD) or Planned Unit Development (PUD).** A description of a proposed unified development, consisting at a minimum of a map and adopted ordinance setting forth the regulations governing, and the location and phasing of all proposed uses and improvements to be included in the development. [Zoning, Subdivision, and Buildings and Construction Ordinances]

**Planning and Research, Office of (OPR).** A governmental division of the State of California that has among its responsibilities the preparation of a set of guidelines for use by local jurisdictions in drafting General Plans. [[Buildings and Construction Ordinances]

**Planning Area.** The Planning Area is the land area addressed by the General Plan. For a city, the Planning Area boundary typically coincides with the Sphere of Influence that encompasses land both within the Town Limits and potentially annexable land.

**Planning Commission.** The Town of Loomis planning commission, appointed by the Loomis Town Council to consider planning development requests. [Subdivision, Administration and Personnel, Buildings and Construction, General Provisions, and Zoning Ordinances]

**Plant Nursery.** A commercial agricultural establishment engaged in the production of ornamental plants and other nursery products, grown under cover either in containers or in the soil on the site, or outdoors in containers. The outdoor production of ornamental plants in the soil on the site is instead included under crop production, horticulture, orchard, vineyard. Also includes establishments

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engaged in the sale of these products (e.g., wholesale and retail nurseries) and commercial-scale greenhouses (home greenhouses are included under residential accessory use or structure). The sale of house plants or other nursery products entirely within a building is also included under general retail. [Zoning Ordinance]

**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 and objectives before undertaking an action program. (See “Program.”) [Vehicles and Traffic, Zoning, and Administration and Personnel Ordinances]

**Pollutant.** Any introduced gas, liquid, or solid that makes a resource unfit for its normal or usual purpose. [Public Services Ordinance]

**Pollution.** The presence of matter or energy whose nature, location, or quantity produces undesired environmental effects. [Development, Public Services, Civil Defense, and Zoning Ordinances]

**Pollution, Non-Point.** Sources for pollution that are less definable and usually cover broad areas of land, such as agricultural land with fertilizers that are carried from the land by runoff, or automobiles.

**Pollution, Point.** In reference to water quality, a discrete source from which pollution is generated before it enters receiving waters, such as a sewer outfall, a smokestack, or an industrial waste pipe.

**Poverty Level.** As used by the U.S. Census, families and unrelated individuals are classified as being above or below the poverty level based on a poverty index that provides a range of income cutoffs or “poverty thresholds” varying by size of family, number of children, and age of householder.

**Preserve.** An area in which beneficial uses in their present condition are protected; for example, a nature preserve or an agricultural preserve. (See “Agricultural Preserve” and “Protect.”) [Subdivision, Zoning, Revenue and Finance, Buildings and Construction, Development, Health and Safety, and Administration and Personnel Ordinances]

**Preserve.** To keep safe from destruction or decay; to maintain or keep intact. (See “Maintain.”) [Subdivision, Zoning, Revenue and Finance, Buildings and Construction, Development, Health and Safety, and Administration and Personnel Ordinances]

**Primary Structure.** A structure that accommodates the primary use of the site. [Zoning Ordinance]

**Primary Use.** The main purpose for which a site is developed and occupied, including the activities that are conducted on the site a majority of the hours during which activities occur. [Zoning Ordinance]

**Primary Zoning District.** The zoning district applied to a site by the zoning map, to which an overlay zoning district may also be applied. [Zoning Ordinance]

**Prime Agricultural Land.** Any of the following, in compliance with Williamson Act Section 51201 and California Department of Conservation agricultural land mapping: [Zoning Ordinance]

1. All land that qualifies for rating as Class I or Class II in the Soil Conservation Service land capability classifications.
2. Land that qualifies for a rating of eighty through one hundred in the Storie Index Rating.
3. Land that supports livestock used for the production of food and fiber and which has an annual carrying capacity equivalent to at least one animal unit per acre as defined by the United States Department of Agriculture.
4. Land planted with fruit- or nut-bearing trees, vines, bushes, or crops that have a nonbearing period of less than five years and which will normally return during the commercial bearing period on an annual basis from the production of unprocessed agricultural plant production not less than two hundred dollars per acre.

5. Land that has returned from the production of unprocessed agricultural plant products an annual gross value of not less than two hundred dollars per acre for three of the previous five years.

**Principle.** An assumption, fundamental rule, or doctrine that will guide General Plan policies, proposals, standards, and implementation measures. The State Government Code (Section 65302) requires that General Plans spell out the objectives, “principles,” standards, and proposals of the General Plan. “Adjacent land uses should be compatible with one another” is an example of a principle. [Buildings and Construction Ordinance]

**Printing and Publishing.** An establishment engaged in printing by letterpress, lithography, gravure, screen, offset, or electrostatic (xerographic) copying; and other establishments serving the printing trade such as bookbinding, typesetting, engraving, photoengraving and electrotyping. This use also includes establishments that publish newspapers, books and periodicals; establishments manufacturing business forms and binding devices. Quick printing services are included in the definition of business support services. [Zoning Ordinance]

**Private Residential Recreation Facility.** A privately owned, noncommercial outdoor recreation facility provided for residential project or neighborhood residents, including swimming pools, swim and tennis clubs, park and sport court facilities. Does not include golf courses and country clubs, which are separately defined. [Zoning Ordinance]

**Production of Food or Fiber.** Any type of commercial agricultural operation that produces food or fiber products, including but not limited to all types of: irrigated field crop production (vegetables, fruits, grains, seed crops, etc.), dry farming operations (grain, etc.), orchards and vineyards, berries, etc.; and animal raising operations such as the raising of cattle, fowl or poultry, goats, sheep, swine, or other animals used for food or clothing products; but not including timber production. [Zoning Ordinance]

**Program.** An action, activity, or strategy carried out in response to adopted policy to achieve a specific goal or objective. Policies and programs establish the “who,” “how” and “when” for carrying out the “what” and “where” of goals and objectives. [Zoning,

Public Services, Health and Safety, Parks, Subdivision, Development, and Buildings and Construction Ordinances]

**Project.** A proposal that requires a ministerial or discretionary action by the Town. [Zoning, Revenue and Finance, Subdivision, Buildings and Construction, Development, Public Services, Vehicles and Traffic, and Environmental Protection Ordinances]

**Property Line.** The recorded boundary of a parcel of land. [Subdivision, Development, and Zoning Ordinances]

**Property Owner.** The person(s) or company having owner's rights to the property, such as land or structures, and who is responsible for the payment of any rates and taxes associated with that property. [Zoning, Subdivision, Development, Vehicles and Traffic, Public Services, and Buildings and Construction Ordinances]

**Proposed Project.** A proposed new structure, new addition to an existing structure, or area of other new site development; these do not include the alteration of any portion of an existing structure other than an addition. [Development, Subdivision, and Zoning Ordinances]

**Protect.** To maintain and preserve beneficial uses in their present condition as nearly as possible. (See "Enhance.") [Zoning, Public Services, Health and Safety, Vehicles and Traffic, Subdivision, Buildings and Construction, Revenue and Finance, and Development Ordinances]

**Public and Quasi-public Facilities.** Institutional, academic, governmental and community service uses, either publicly owned or operated by non-profit organizations. **Public facilities** also means public amenities such as sidewalks, street lighting, public benches, drinking fountains, and other similar public enhancements. [Zoning, Subdivision, Development, and Buildings and Construction Ordinances]

**Public Buildings and Uses.** Facilities owned and operated by the town, and/or state or federal governments, or a local agency (e.g., a special district). [Zoning Ordinance]

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**Public Safety Facility.** A facility operated by a public agency including fire stations, other fire prevention and fire-fighting facilities, police and sheriff substations and headquarters, including interim incarceration facilities. [Zoning Ordinance]

**Public Services.** Utilities, such as water, gas, electricity, and sewer, and services, such as police, fire, schools, parks, and recreation. [Public Services, and Zoning Ordinances]

**Qualifying Resident.** A senior citizen or other person eligible to reside in senior citizen housing; a person qualifying for lower income housing. [Zoning Ordinance]

**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. [Zoning Ordinance]

**Recharge.** The infiltration and movement of surface water into the soil, past the vegetation root zone, to the zone of saturation or water table. [Public Services Ordinance]

**Reclamation.** The reuse of resources, usually those present in solid wastes or sewage. [Development Ordinance]

**Recognize.** To officially (or by official action) identify or perceive a given situation. [Zoning Ordinance]

**Recreation, Active.** A type of recreation or activity that requires the use of organized play areas including, but not limited to softball, baseball, football, and soccer fields, tennis and basketball courts, and various forms of exercise or children's play equipment. [Zoning Ordinance]

**Recreation, Passive.** Type of recreation or activity that does not require the use of organized play areas. [Subdivision Ordinance]

**Recreational Vehicle (RV).** A motor home, travel trailer, truck camper, or camping trailer, with or without motive power, originally designed for human habitation for

recreational, emergency, or other occupancy. [Buildings and Construction, Vehicles and Traffic, and Zoning Ordinances]

**Recreational Vehicle Park.** A site where one or more lots are used, or are intended to be used, by campers with recreational vehicles or tents. [Zoning Ordinance]

**Recreational Use.** The use of land by the public, with or without charge, for walking, hiking, picnicking, camping, swimming, boating, fishing, hunting, or other outdoor games or sports for which facilities are provided for public participation. [Zoning Ordinance]

**Recycle.** The process of extraction and reuse of materials from waste products.

**Recycling Facility.** A variety of facilities involved with the collection, sorting and processing of recyclable materials, such as collection facilities, mobile recycling units, processing facilities, recycling facilities, reverse vending machines, and scrap and dismantling yards. (See Loomis Municipal Code Section 13.80.020 for additional definition of specialized and regulatory terms and phrases for Recycling Facility.) [Zoning Ordinance].

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

**Regional.** Pertaining to activities or economies at a scale greater than that of the Town, and affecting a broad geographic area. [Administration and Personnel, Public Services, Zoning, and Development Ordinances]

**Regional Housing Needs Plan.** A quantification by a COG or by HCD of existing and projected housing need, by household income group, for all localities within a region.

**Regional Park.** A park focusing on activities and natural features not included in most other types of parks and often based on a specific scenic or recreational opportunity.

**Regional Water Quality Control Board (RWQCB).** California RWQCBs are responsible for implementing pollution control provisions of the Clean Water Act

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and California Water Code within their jurisdiction. [Zoning, and Public Services Ordinances]

**Regulation.** A rule or order prescribed for managing government. [Public Services, Roads and Highways, Subdivision, Zoning, Civil Defense, Business Taxes, Licenses and Regulations, Vehicles and Traffic, Environmental Protection, Public Services, Development, and Animals Ordinances]

**Rehabilitation.** The repair, preservation, and/or improvement of substandard buildings. [Health and Safety, Zoning, and Buildings and Construction Ordinances]

**Religious facility.** A facility operated by a religious organization for worship, or the promotion of religious activities, including accessory uses on the same site. Examples of these types of facilities include churches, mosques, synagogues, and temples. [Zoning Ordinance]

**Repair Service—Equipment, Large Appliances, etc.** A service and facility where various types of electrical, electronic, and mechanical equipment, and home and business appliances are repaired and/or maintained away from the site of the equipment owner. Does not include vehicle repair or maintenance, which is included under vehicle services, the repair of small home appliances and electronic equipment, which is included under personal services, or maintenance and repair activities that occur on the client’s site, which are included under maintenance service—client site services. [Zoning Ordinance]

**Resident.** A person who lives within the Town on a permanent or long-term basis. [Zoning, and Business Taxes, Licenses and Regulations Ordinances]

**Residential.** Land designated and zoned for dwelling units. (See “Dwelling Unit.”) [Zoning, Buildings and Construction, Subdivision, Health and Safety, Development, and Public Services Ordinances]

**Residential Accessory Use or Structure.** Any use and/or structure that is customarily a part of, and clearly incidental and secondary to a residence, and does not change the character of the residential use. [Zoning Ordinance]



**Residential Care Facility.** A single dwelling unit or multiple-unit facility licensed or supervised by a federal, state, or local health/welfare agency that provides twenty-four-hour nonmedical care of unrelated persons who are in need of personal services, supervision, or assistance essential for sustaining the activities of daily living or for the protection of the individual in a family-like environment. [Zoning Ordinance]

**Residential Care Facility for the Elderly (RCFE).** A housing arrangement chosen voluntarily by the residents, or the residents' guardians, conservators or other responsible persons; where seventy-five percent of the residents are at least sixty-two years of age, or, if younger, have needs compatible with other residents; and where varying levels of care and supervision are provided, as agreed to at the time of admission or as determined necessary at subsequent times of reappraisal (definition from California Code of Regulations Title 22, Division 6, Chapter 6, Residential Care Facilities for the Elderly). RCFE projects may include basic services and community space. RCFE projects include assisted living facilities (board and care homes), congregate housing, independent living centers/senior apartments, and life care facilities as defined in this definition: [Zoning Ordinance]

1. **Assisted living facility.** A residential building or buildings that also provide housing, personal and health care, as permitted by the Department of Social Services, designed to respond to the daily, individual needs of the residents. Assisted living facilities may include kitchenettes (small refrigerator, sink and/or microwave oven) within individual rooms. Assisted living facilities are required to be licensed by the California Department of Social Services, and do not include skilled nursing services.
2. **Independent living center/senior apartment.** Independent living centers and senior apartments and are multifamily residential projects reserved for senior citizens, where common facilities may be provided (for example, recreation areas), but where each dwelling unit has individual living, sleeping, bathing, and kitchen facilities.
3. **Life care facility.** Sometimes called continuing care retirement communities, or senior continuum of care complex, these facilities provide a wide range of care and supervision, and also provide health care (skilled nursing) so that

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residents can receive medical care without leaving the facility. Residents can expect to remain, even if they become physically incapacitated later in life. Life care facilities require multiple licensing from the State Department of Social Services, the State Department of Health Services, and the State Department of Insurance.

**Residential, Multiple Family.** Two 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 parcel. [Zoning, Development, and Subdivision Ordinances]

**Residential Zoning District.** Any of the residential zoning districts established by the Zoning Code. [Zoning Ordinance]

**Resources, Non-renewable.** Refers to natural resources, such as fossil fuels and natural gas, which, once used, cannot be replaced and used again.

**Rest Stop.** A public or private facility providing restrooms, sitting and/or picnic areas, traveler information kiosks, and similar facilities to serve the traveling public. [Zoning Ordinance]

**Restaurant, Cafe, Coffee Shop.** A retail business selling ready-to-eat food and/or beverages for on- or off-premises consumption. [Zoning Ordinance]

**Restore.** To renew, rebuild, or reconstruct to a former state. [Zoning Ordinance]

**Restrict.** To check, bound, or decrease the range, scope, or incidence of a particular condition. [Health and Safety, Buildings and Construction and Zoning Ordinances]

**Retrofit.** To add materials and/or devices to an existing building or system to improve its operation, safety, or efficiency.

**Review Authority.** The individual or official Town body (the planning director, Planning Commission, or Town Council) identified by this title as having the responsibility and authority to act upon permit applications. [Zoning Ordinance]

**Rezoning.** An amendment to the map and/or text of a zoning ordinance to effect a change in the allowable or conditional uses, density, or intensity of uses allowed in a zoning district and/or on a designated parcel or land area. [Zoning, Development, and Subdivision Ordinances]

**Richter Scale.** A measure of the size or energy release of an earthquake at its source. The scale is logarithmic; the wave amplitude of each number on the scale is 10 times greater than that of the previous whole number.

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

**Ridgeline.** A line connecting the highest points along a ridge and separating drainage basins or small-scale drainage systems from one another.

**Right-of-way.** A strip of land occupied or intended to be occupied by certain transportation and public use facilities, such as roadways, sidewalks, trails, railroads, and utility lines. [Development, Subdivision, Zoning, Vehicles and Traffic, and Health and Safety Ordinances]

**Riparian Areas.** Plant communities contiguous to and affected by surface and subsurface hydrologic features of perennial or intermittent waterbodies. Riparian areas have one or both of the following characteristics: 1) distinctively different vegetative species than adjacent areas, and 2) species similar to adjacent areas but exhibiting more vigorous or robust growth forms. Riparian areas are usually transitional between wetland and upland. [Zoning and Development Ordinances]

**Riparian Lands.** Riparian lands or habitat are comprised of the vegetative and wildlife areas adjacent to perennial and intermittent streams. Riparian areas are delineated by the existence of plant species normally found near freshwater per California Department of Fish and Wildlife regulations.

**Risk.** The danger or degree of hazard or potential loss. [Buildings and Construction, Development and Public Services]

**Rooming or Boarding House.** A dwelling or part of a dwelling where lodging is furnished for compensation to five or more persons living independently from each

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other. Meals may also be included. Does not include fraternities, sororities, convents, or monasteries, which are separately defined under organizational house. [Zoning Ordinance]

**Runoff.** That portion of rain or snow that does not percolate into the ground and is discharged into streams instead. [Development, Zoning, and Public Services Ordinance]

**Rural.** Sparsely populated areas having open space with large trees, pasture, natural creeks, and/or rolling terrain. Such areas may contain farms, mature vegetation, natural streams, wildlife habitat, and large open space around homes. Street improvements are minimal. [General Provisions, Zoning and Subdivision Ordinances]

**Rural Character.** A predominant visual landscape of limited building intensity, open spaces, topography, woodlands, and farms and the activities which preserve such features. It balances environmental, woodland, and farm protection with rural development and recreational opportunities. [Zoning Ordinances]

**Safety Element.** One of the elements of a local General Plan mandated by California law, it contains adopted goals, policies, and implementation programs for the protection of the community from any unreasonable risks associated with seismic and geologic hazards, flooding, and wildland and urban fires.

**Sanitary Landfill.** The controlled placement of refuse within a limited area, followed by compaction and covering with a suitable thickness of earth and other containment material. [Development Ordinance]

**Sanitary Sewer.** A system of subterranean conduits that carries refuse liquids or waste matter to a plant where the sewage is treated, as contrasted with storm drainage systems (that carry surface water) and septic tanks or leech fields (that hold refuse liquids and waste matter on-site). [Subdivision, and Buildings and Construction Ordinances]

**School.** A public or private academic educational institution. Does not include child day care facilities (see “Day Care”), studios – art, dance, martial arts, music, etc., and learning centers. See also the definition of studios—art, dance, martial arts, music,

etc. for and learning centers smaller-scale facilities offering specialized instruction. See the definition of School codified in Section 13.80.020 of the Town's Municipal Code. [Health and Safety, Subdivision, Parks, Vehicles and Traffic, Business Taxes, Licenses and Regulations, and Zoning Ordinances]

**Secondhand Store.** A retail store that buys and sell used products, including clothing, furniture and household goods, jewelry, appliances, musical instruments, business machines and office equipment, tools, motors, machines, instruments, firearms, or any similar secondhand articles or objects. [Zoning Ordinance]

**Second Unit.** See "Accessory Dwelling Unit (ADU)" and "Accessory Dwelling Unit, Junior (JADU)". [Zoning Ordinance]

**Seiche.** An earthquake-generated wave in an enclosed body of water such as a lake, reservoir, or bay.

**Seismic.** Caused by or subject to earthquakes or earth vibrations. [Zoning, Development, and Subdivision Ordinances]

**Semi-Rural.** An area where rural agriculture and large expanses of undeveloped native landscapes encapsulate a more developed core containing residential, and small-scale commercial and industrial uses.

**Senior Housing.** Age-restricted dwelling units for Senior occupants. (See also "Residential Care Facility for the Elderly (RCFE)") [Zoning Ordinance]

**Seniors.** Persons aged 55 and older.

**Sensitive Land Uses or Noise-Sensitive Land Uses.** (See "Sensitive Receptors.") [Zoning Ordinance]

**Sensitive Receptors.** Sensitive receptors are people at a heightened risk of negative health outcomes due to exposure to toxic chemicals, pesticides, noise, air pollutants or other pollutants. The locations where these sensitive receptors congregate are considered sensitive receptor locations. Sensitive receptor locations may include hospitals, schools, and day care centers.

**Sensitive Plant and Wildlife Species or Sensitive Species.** Species listed as rare, threatened, endangered, candidate, and those not yet officially listed but undergoing status review for listing on the USFWS's or CDFW's official threatened and endangered list; species whose populations are small and widely dispersed or restricted to a few localities; and species whose numbers are declining so rapidly that official listing may be necessary. Those species which rely on specific habitat conditions that are limited in abundance, restricted in distribution, or are particularly sensitive to development.

**Septic System (Septic Tank).** A sewage-treatment system that includes a settling tank through which liquid sewage flows and in which solid sewage settles in a tank and is decomposed by bacteria in the absence of oxygen, and a leaching field for a secondary treatment and absorption. Septic systems are often used for individual-home waste disposal where an urban sewer system is not available. (See "Sanitary Sewer.") [Development Ordinance]

**Service Station.** See "Gas Station", and "Vehicle Services". [Zoning Ordinance]

**Setback.** The distance by which a structure, parking area or other development feature must be separated from a lot line, other structure or development feature, or street centerline (unless otherwise provided). [Subdivision, Development, Buildings and Construction, and Zoning Ordinances]

**Shall.** That which is obligatory. [General Provisions, Administration and Personnel, Revenue and Finance, Animals, Business Taxes, Licenses and Regulations, Civil Defense, and Health and Safety Ordinances]

**Shopping Center.** A primarily retail commercial site with two or more separate businesses sharing common pedestrian and parking areas. [Zoning Ordinance]

**Should.** Signifies a directive and/or action that is desirable but not mandatory. [Zoning, Buildings and Construction, Animals, Development, General Provisions, Administration and Personnel, Revenue and Finance, and Subdivision Ordinances]

**Sign.** Any representation (written or pictorial) used to convey information, or to identify, announce, or otherwise direct attention to a business, profession, commodity, service, or entertainment, and placed on, suspended from, or in any

way attached to, any structure, vehicle, or feature of the natural or manmade landscape. A structure, device, figure, display, message placard, or other contrivance, or any part thereof, situated outdoors or indoors, which is designed, constructed, intended, or used to advertise, or to provide information in the nature of advertising, to direct or attract attention to an object, person, institution, business, product, service, event, or location by any means, including words, letters, figures, designs, symbols, fixtures, colors, illumination, or projected images. Does not include murals, paintings and other works of art that are not intended to advertise or identify any business or product. (See Loomis Municipal Code Section 13.80.020 for additional definition of specialized and regulatory terms and phrases for Sign as well as Section 13.38.070 for specific regulations regarding different types of signs.) [Subdivision, Administration and Personnel, Health and Safety, Vehicles and Traffic, Parks, Revenue and Finance, General Provisions, and Zoning Ordinances]

**Significant Ecological Area.** Areas that include but are not limited to: wetland areas; stream environment zones; suitable habitat for rare, threatened or endangered species, and species of concern; large areas of non-fragmented habitat, including oak woodlands and riparian habitat; potential wildlife movement corridors; and important spawning areas for anadromous fish.

**Significant Effect.** Significant effect on the environment means a substantial, or potentially substantial, adverse change in any of the physical conditions within the area affected by the project, including land, air, water, minerals, flora, fauna, ambient noise, and objects of historic or aesthetic significance. An economic or social change by itself shall not be considered a significant effect on the environment. A social or economic change related to a physical change may be considered in determining whether the physical change is significant (CEQA § 15382).

**Siltation.** (1) The accumulating deposition of eroded material. (2) The gradual filling in of streams and other bodies of water with sand, silt, and clay.

**Single-family Dwelling.** A building designed for and/or occupied exclusively by one household. Also includes factory-built, modular housing units, constructed in compliance with the Uniform Building Code (UBC), and mobile

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homes/manufactured housing units that comply with the National Manufactured Housing Construction and Safety Standards Act of 1974, placed on permanent foundations. [Subdivision, and Zoning Ordinances]

**Single-family Dwelling, Attached.** A dwelling unit occupied or intended for occupancy by only one household that is structurally connected with at least one other such dwelling unit. (See “Townhouse.”)

**Single-family Dwelling, Detached.** A dwelling unit occupied or intended for occupancy by only one household that is structurally independent from any other such dwelling unit or structure intended for residential or other use. (See “Family.”) [Zoning Ordinance]

**Site.** A parcel or adjoining parcels under single ownership or single control, considered a unit for the purposes of development or other use. 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. (See “Lot or Parcel.”) [Development, Subdivision, Buildings and Construction, Public Services, Vehicles and Traffic, and Zoning Ordinances]

**Site Coverage, Structures.** The percentage of total site area occupied by structures. [Zoning Ordinance]

**Site Coverage, Total.** The percentage of total site area occupied by structures and impervious surfaces such as driveways and patios.

**Slope.** Land gradient described as the vertical rise divided by the horizontal run, and expressed in percent. [Development, Subdivision, and Zoning Ordinances]

**Small-family Day Care Home.** See “Day Care”. [Zoning Ordinance]

**Small Town Character.** The visual and social atmosphere of the Town representative of large expanses of agricultural and native landscapes encompassing the outer limits of and intermixed throughout the community, with increasingly higher density small-scale residential, commercial, industrial, and public uses and gatherings toward the center of Town. Small town character reflects a



community that honors its environment, agricultural past and present, sense of community, and quiet appeal.

**Social Service Organization.** A public or quasi-public establishment providing social and/or rehabilitation services, serving persons with social or personal problems requiring special services, the disabled, and the otherwise disadvantaged. [Zoning Ordinance]

**Soil.** The unconsolidated material on the immediate surface of the earth created by natural forces that serves as natural medium for growing land plants. [Development, Zoning, Subdivision, and Public Services Ordinances]

**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. [Public Services and Zoning Ordinances]

**Sound Exposure Level (SEL).** A rating, in decibels, of a discrete event, such as an aircraft flyover or train pass by, that compresses the total sound energy into a one-second event.

**Specialized Education/Training.** A type of school providing focused instruction in a particular area of study such as schools dedicated to: the arts; business, secretarial and vocational studies; computers and electronics; driver education; language; professions including law, medicine, or technical training; religious ministry training and seminaries. [Zoning Ordinance]

**Specific Plan.** 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 that may be necessary or convenient for the systematic implementation of any General Plan element(s). [Subdivision and Zoning Ordinances]

**Speed, Average.** The sum of the speeds of the cars observed divided by the number of cars observed.

**Speed, Critical.** The speed that is not exceeded by 85 percent of the cars observed.

**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.

**Sports and Entertainment Assembly.** A large-scale indoor or outdoor facility accommodating spectator-oriented sports, concerts, and other entertainment activities. [Zoning Ordinance]

**Sports and Active Recreation Facility.** Public and private facilities for various outdoor sports and other types of recreation, where the facilities are oriented more toward participants than spectators. [Zoning Ordinance]

**Standards.** (1) A rule or measure establishing a level of quality or quantity that must be complied with or satisfied. (2) Requirements that govern building and development as distinguished from use restrictions. [Zoning, Development, Buildings and Construction, Subdivision, Public Services, Roads and Highways, and Animals Ordinances]

**Storage, Accessory.** The indoor storage of materials accessory and incidental to a primary use is not considered a land use separate from the primary use. [Zoning Ordinance]

**Storage, Outdoor.** An area not within a building that is proposed or used for the storage of building materials, other supplies, equipment, or other materials, either as the primary use of a parcel or as storage accessory to another use. [Zoning Ordinance]

**Storage, Personal Storage Facility.** Structures containing generally small, individual, compartmentalized stalls or lockers rented as individual storage spaces and characterized by low parking demand. [Zoning Ordinance]

**Storage, Storage Yard.** The storage of various materials outside of a structure other than fencing, either as an accessory or primary use. [Zoning Ordinance]

**Storage, Warehouse, Indoor Storage.** Facilities for the storage of furniture, household goods, or other commercial goods of any nature. Includes cold storage. Does not include: warehouse, storage or mini-storage facilities offered for rent or

lease to the general public (storage—personal storage facility); warehouse facilities primarily used for wholesaling and distribution (see “Wholesaling and Distribution”); or terminal facilities for handling freight (see “Truck or Freight Terminal”). [Zoning Ordinance]

**Storm Runoff.** Surplus surface water generated by rainfall that does not seep into the earth but flows overland to flowing or stagnant bodies of water.

**Storm Water.** Storm water is generated when precipitation from rain and snowmelt events flows over land or impervious surfaces and does not percolate into the ground. [Subdivision, Buildings and Construction, Public Services, Development, and Zoning Ordinances]

**Story.** That portion of a building included between the surface of any floor and the surface of the floor next above, or if there is no floor above, then the space between the floor and the ceiling or floor next above. Basements are excluded from being considered a story. [Zoning Ordinance]

**Stream.** All watercourses shown as blue lines on the most recent United States Geological Survey (USGS) 7.5-minute topographic quadrangle maps applicable to the Town or as otherwise designated by the Town. [Parks, Public Services, Development, Buildings and Construction, Subdivision, and Zoning Ordinances]

**Stream Corridor.** The linear area associated with a stream including the channel, banks, and associated riparian vegetation. [Development, and Zoning Ordinances]

**Stream or Creek Bank.** The point where the break in slope occurs between a stream channel and surrounding topography. [Zoning Ordinance]

**Street.** A public or private thoroughfare, which affords the principal means of access to abutting property, including avenue, place, way, drive, lane, boulevard, highway, road and any other thoroughfare, except an alley. (See "Alley.") [Subdivision, Revenue and Finance, Vehicles and Traffic, Health and Safety, Roads and Highways, Development, Public Services, Animals, Business Taxes, Licenses and Regulations, and Zoning Ordinances]

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**Street, Private.** A street owned by private individuals. [Zoning, Subdivision, and Public Services Ordinances]

**Street, Public.** Dedicated public right-of-way. [Subdivision, Vehicles and Traffic, Zoning, Public Services, and Development Ordinances]

**Street Furniture.** Those features associated with a street that are intended to enhance that street's physical character and use by pedestrians, such as benches, trash receptacles, kiosks, lights, newspaper racks. [Zoning Ordinance]

**Street Tree Plan.** A comprehensive plan for all trees on public streets.

**Streets, Local.** (See "Streets, Minor.") [Subdivision Ordinance]

**Streets, Major.** The transportation network that includes a hierarchy of freeways, arterials, and collectors to service through traffic. [Subdivision and Zoning Ordinances]

**Streets, Minor.** Local streets not shown on the Circulation Plan, Map, or Diagram, whose primary intended purpose is to provide access to fronting properties. [Subdivision Ordinance]

**Streets, Through.** Streets that extend continuously between other major streets in the community.

**Structure.** Anything constructed or erected, the use of which requires attachment to the ground. [Development, General Provisions, Subdivision, Roads and Highways, Public Services, Buildings and Construction, Parks, Revenue and Finance, Business Taxes, Licenses and Regulations, Health and Safety, Animals, and Zoning Ordinances]

**Studio, Art, Dance, Martial Arts, Music, etc.** Small scale facilities, typically accommodating one group of students at a time, in no more than one instructional space. (See Loomis Municipal Code Section 13.80.020 for additional definition of studio.) [Zoning Ordinance]

**Subdivision.** The division, by any subdivider, of any unit or portion of land shown on the latest equalized Placer County assessment roll as a unit or contiguous units,

for the purpose of sale, lease or financing, whether immediate or future.  
[Subdivision, Revenue and Finance, Buildings and Construction, Development,  
Health and Safety, Public Services, Civil Defense, and Zoning Ordinances]

**Subdivision Map Act.** Division 2 (Sections 66410 et seq) of the California Government Code, this act vests in local legislative bodies the regulation and control of the design and improvement of subdivisions, including the requirement for tentative and final maps. (See “Subdivision.”) [Subdivision, and Zoning Ordinances]

**Subsidence.** The gradual settling or sinking of an area with little or no horizontal motion. (See “Settlement.”) [Buildings and Construction Ordinances]

**Subsidize.** To assist by payment of a sum of money or by the granting of terms or favors that reduce the need for monetary expenditures.

**Substandard Housing.** Residential dwellings that, because of their physical condition, do not provide safe and sanitary housing.

**Substantial.** Considerable in importance, value, degree, or amount. [Buildings and Construction, Revenue and Finance, Zoning, Subdivision, Animals, Development, Health and Safety, and Public Services Ordinances]

**Supportive Housing.** Housing with no limit on length of stay, that is occupied by the target population, and that is linked to an on-site or off-site service that assists the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community. [Zoning Ordinance]

**Surface Water.** Any water found in rivers, lakes, streams, ponds, and underground rivers. [Development, and Public Services Ordinance]

**Swale.** A shallow storm water channel that can be vegetated with some combination of grasses, shrubs, and/or trees designed to slow, filter, and often infiltrate storm water runoff. [Subdivision, and Development Ordinances]

**Telecommunications Facility.** Public, commercial and private electromagnetic and photoelectrical transmission, broadcast, repeater and receiving stations for radio,

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television, telegraph, telephone, data network, and wireless communications, including commercial earth stations for satellite-based communications. Includes antennas, commercial satellite dish antennas, and equipment buildings. Does not include telephone, telegraph and cable television transmission facilities utilizing hard-wired or direct cable connections. [Zoning Ordinance]

**Temporary Structure.** A structure without any foundation or footings, and which is removed when the designated time period, activity, or use for which the temporary structure was erected has ceased. [Zoning Ordinance]

**Temporary Use.** A use of land that is designed, operated and occupies a site for a limited time, typically less than twelve months. [Zoning Ordinance]

**Tenant.** A person or entity who temporarily occupies land or property rented from a landlord. [Health and Safety, Public Services, and Zoning Ordinances]

**Theater, Auditorium.** An indoor facility for public assembly and group entertainment, other than sporting events. Examples of these facilities include: civic theaters, and facilities for “live” theater and concerts; movie theaters; and similar public assembly facilities. See also sports and entertainment assembly. [Zoning Ordinance]

**Threshold of Hearing.** The lowest sound that can be perceived by the human auditory system, generally considered to be 0 dB for persons with perfect hearing.

**Topography.** Configuration of a surface, including its relief and the position of natural and man-made features. [Subdivision, Development, and Zoning Ordinances]

**Tot Lot.** A small area devoted to children’s play.

**Tourism.** The business of providing services for persons traveling for pleasure. [Zoning Ordinance]

**Town.** The Town of Loomis, State of California. [General Provisions, Administration and Personnel, Revenue and Finance, Business Taxes, Licenses and Regulations, Civil Defense, Health and Safety, Vehicles and Traffic, and Zoning Ordinances]

**Town Council.** The Loomis Town Council, referred to as the “Council”. [Revenue and Finance, Civil Defense, Administration and Personnel, Subdivision, Public Services, Vehicles and Traffic, Health and Safety, Business Taxes, Licenses and Regulations, Roads and Highway, Buildings and Construction, General Provisions, Development, and Zoning Ordinances]

**Townhouse.** Three or more attached dwellings where no unit is located over another unit. [Zoning Ordinance]

**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 by various non-residential land uses. (See “Trip.”)

**Trail.** A public access corridor providing non-motorized and limited motorized access between points of interest such as Passive Parks, Recreation Parks, schools, and the Downtown. Trails can include: unpaved walking paths, paved bikeways, equestrian paths, short sidewalk segments between portions of trails, railroad corridors, and publicly accessible utility corridors. [Parks, and Subdivision Ordinances]

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

**Transit-dependent.** Refers to persons unable to operate automobiles or other motorized vehicles, or those who do not own motorized vehicles. Transit-dependent citizens must rely on transit, paratransit, or owners of private vehicles for transportation. Transit-dependent citizens include the young, the disabled, the elderly, the poor, and those with prior violations in motor vehicle laws.

**Transit, Public.** A system of regularly-scheduled buses and/or trains available to the public on a fee-per-ride basis or publicly funded dial-a-ride services operated by a transit authority. Also called “Mass-Transit.” [Zoning Ordinance]

**Transit Station or Terminal.** A passenger station for vehicular, and rail mass transit systems; also terminal facilities providing maintenance and service for the vehicles operated in the transit system. Includes buses, taxis, railway, etc. [Zoning Ordinance]

**Transitional Housing.** Housing with supportive services for up to 24 months that is exclusively designated and targeted for recently homeless persons. Transitional housing includes self-sufficiency development services, with the ultimate goal of moving recently homeless persons to permanent housing as quickly as possible, and limits rents and service fees to an ability-to-pay formula reasonably consistent with the United States Department of Housing and Urban Development's requirements for subsidized housing for low-income persons. Rents and service fees paid for transitional housing may be reserved, in whole or in part, to assist residents in moving to permanent housing. [Zoning Ordinance]

**Transportation Demand Management (TDM).** A strategy for reducing demand on the road system by reducing the number of vehicles using the roadways and/or increasing the number of persons per vehicle. TDM attempts to reduce the number of persons who drive alone on the roadway during the commute period and to increase the number in carpools, vanpools, buses and trains, walking, and biking. IDM can be an element of TSM (see below).

**Transportation Systems Management (TSM).** A comprehensive strategy developed to address the problems caused by additional development, increasing trips, and a shortfall in transportation capacity.

**Trees, Heritage.** Any tree identified by Council resolution.

**Trees, Protected.** Any native oak tree with a trunk that is a minimum of six inches in diameter as measured at breast height (dbh) for Interior Live Oak, Valley Oak, and Oracle Oak and four inches dbh for Blue Oak; any oak tree with multiple trunks that have an aggregate dbh of at least ten inches, or any heritage tree. This also includes any trees preserved or replanted pursuant to the Tree Conservation Ordinance (Section 13.54.090 of the Municipal Code), except for exempt trees and those classified as invasive species by the State and non-native trees listed as not to be planted on Town-owned property in the Master Tree List. [Parks Ordinance]



**Trees, Street.** Trees strategically planted--usually in parkway strips, medians, or along streets--to enhance the visual and environmental quality of a street. [Subdivision, and Zoning Ordinances]

**Trip.** A one-way journey that proceeds from an origin to a destination via a single mode of transportation; the smallest unit of movement considered in transportation studies. (See "Traffic Model.") [Vehicles and Traffic Ordinance]

**Trip Generation.** The dynamics that account for people making trips in automobiles or by means of public transportation. Trip generation is the basis for estimating the level of use for a transportation system and the impact of additional development or transportation facilities on an existing, local transportation system. Trip generations of households are correlated with destinations that attract household members for specific purposes.

**Truck Route.** A path of circulation required for all vehicles exceeding set weight or axle limits. [Vehicles and Traffic Ordinance]

**Truck or Freight Terminal.** A transportation facility furnishing services incidental to air, motor freight, and rail transportation. Examples of these facilities include: freight forwarding services; freight terminal facilities; joint terminal and service facilities; overnight mail processing facilities; packing, crating, inspection and weighing services; postal service bulk mailing distribution centers; transportation arrangement services; and trucking facilities, including transfer and storage. [Zoning Ordinance]

**Undevelopable.** Specific areas where topographic, hydrologic, geologic, and/or surficial soil conditions indicate a significant danger to future occupants.

**Undue.** Improper, or more than necessary. [Business Taxes, Licenses and Regulations, Animals, and Zoning Ordinances]

**Uniform Housing Code (UHC).** State housing regulations governing the condition of habitable structures with regard to health and safety standards, and which provide for the conservation and rehabilitation of housing.

**United States Department of Agriculture Rural Development Administration.** A division within the United States Department of Agriculture that runs programs to improve the economy and quality of life in rural America through loans, loan guarantees, and grants, technical assistance and information to help agricultural producers and cooperatives, and through programs that help rural residents buy or rent safe, affordable housing or make health and safety repairs to existing homes. Formerly the Farmers Home Administration. <http://www.rd.usda.gov/>.

**Urban Design.** The attempt to give form, in terms of both beauty and function, to selected urban areas or to whole cities. Urban design is concerned with the location, mass, and design of various urban components and combines elements of urban planning, architecture, and landscape architecture.

**Urban Sprawl.** Haphazard growth or outward extension of a city resulting from uncontrolled or poorly managed development.

**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 Town zoning ordinance and General Plan land use designations. See also "Land Use" and "Primary Use". [Parks, Revenue and Finance, Business Taxes, Licenses and Regulations, Health and Safety, Development, Buildings and Construction, Roads and Highways, Subdivision, Vehicles and Traffic, Public Services, Animals, and Zoning Ordinances]

**Use, Non-conforming.** (See "Non-conforming Use.")

**Use Permit.** The discretionary review of an activity or function or operation on a site or in a building or facility. [Parks, Zoning, Development, and Buildings and Construction Ordinances]

**Utility Corridors.** Rights-of-way or easements for utility lines on either publicly or privately owned property. (See "Right-of-way" or "Easement.") [Zoning Ordinance]

**Utility Facility.** A fixed-base structure or facility serving as a junction point for transferring electric utility services from one transmission voltage to another or to local distribution and service voltages, and similar facilities for water supply and natural gas distribution. [Zoning Ordinance]

**Utility Infrastructure.** Pipelines for water, natural gas, and sewage collection and disposal; and facilities for the transmission of electrical energy for sale, including transmission lines for a public utility company. Also includes telephone, telegraph, cable television and other communications transmission facilities utilizing direct physical conduits or transmission structures. Does not include offices or service centers (see “Offices—Business and Service”), or distribution substations (see “Utility Facility”). [Zoning Ordinance]

**Vacant.** Lands or buildings that are not actively used for any purpose. [Zoning Ordinance]

**Variance.** A departure from any provision of the zoning requirements for a specific parcel, except use, without changing the zoning ordinance or the underlying zoning of the parcel. [Zoning, Buildings and Construction, Development, and Subdivision Ordinances]

**Vegetated Swale.** A long and narrow, trapezoidal or semicircular channel, planted with a variety of trees, shrubs, and grasses or with a dense mix of grasses. Storm water runoff from impervious surfaces is directed through the swale, where it is slowed and infiltrated, allowing pollutants to settle out. Check dams are often used to create small, ponded areas to facilitate infiltration.

**Vehicle Miles Traveled (VMT).** The sum of the individual motor vehicle commute trip lengths in miles made by affected persons over a set period of time. "Vehicle miles traveled per employee" means the sum of VMTs by affected employees over a set period divided by the number of affected employees during that period.

**Vehicle Services.** The repair, servicing, alteration, restoration, towing, painting, cleaning, or finishing of automobiles, trucks, recreational vehicles, boats and other vehicles as a primary use, including the incidental wholesale and retail sale of vehicle parts as an accessory use. [Zoning Ordinance]

**Vehicle Storage.** A service facility for the long-term storage of operative cars, trucks, buses, recreational vehicles, and other motor vehicles, for clients. Does not include dismantling yards. [Zoning Ordinance]

**Very Low-income Household.** A household with an annual income usually no greater than 50 percent of the area median family income adjusted by household size, as determined by a survey of incomes, or in the absence of such a survey, based on the latest available eligibility limits established by the U.S. Department of Housing and Urban Development (HUD) or the California department of Housing and Community Development (HCD).

**Veterinary Clinics, Animal Hospitals, Kennels.** Office and indoor medical treatment facilities used by veterinarians, including large and small animal veterinary clinics, and animal hospitals. Kennels and boarding operations are commercial facilities for the keeping, boarding or maintaining of four or more dogs four months of age or older, or four or more cats, except for dogs or cats in pet shops. [Zoning Ordinance]

**View Corridor.** The line of sight-identified as to height, width, and distance-of an observer looking toward an object of significance to the community (e.g., ridgeline, river, historic building, etc.); the route that directs the viewer’s attention.

**Viewshed.** The area within view from a defined observation point. [Zoning Ordinance]

**Volume-to-Capacity Ratio.** A measure of the operating capacity of a roadway or intersection, in terms of the number of vehicles passing through, divided by the number of vehicles that theoretically could pass through when the roadway or intersection is operating at its designed capacity. Abbreviated as “v/c.” At a v/c ratio of 1.0, the roadway or intersection is operating at capacity. If the ratio is less than 1.0, the traffic facility has additional capacity. Although ratios slightly greater than 1.0 are possible, it is more likely that the peak hour will elongate into a “peak period.” (See “Peak Hour/Peak Period” and “Level of Service (LOS).”)

**Warehouse.** See “Storage, Warehouse, Indoor Storage”. [Zoning Ordinance]

**Warehouse Retail.** A retail store that emphasizes the packaging and sale of products in large quantities or volumes, some at discounted prices, where products are typically displayed in their original shipping containers. Warehouse retail includes associated sales of motor vehicle fuels at onsite Fueling Stations operated

by the warehouse retail use. Sites and buildings are usually large and industrial in character. Patrons may be required to pay membership fees. [Zoning Ordinance]

**Watercourse.** Natural or once natural flowing (perennially or intermittently) water including rivers, streams, and creeks. Includes natural waterways that have been channelized, but does not include manmade channels, ditches, and underground drainage and sewage systems. [Parks, Zoning, Development, Public Services, and Buildings and Construction Ordinances]

**Watershed.** The total area above a given point on a watercourse that contributes water to its flow; the entire region drained by a waterway or watercourse that drains into another watercourse, lake, or reservoir. [Development Ordinance]

**Waterway.** (See "Watercourse.") [Zoning Ordinance]

**Wetlands.** An area is wetland if, under normal circumstances, (1) the area has continuous or recurrent saturation of the upper substrate caused by groundwater, or shallow surface water, or both; (2) the duration of such saturation is sufficient to cause anaerobic conditions (or water quality issues) in the upper substrate; and (3) the area's vegetation is dominated by hydrophytes (aquatic plants) or the area lacks vegetation. (State Water Resources Control Board) [Zoning, Public Services, and Development Ordinances]

**Wholesaling and Distribution.** Establishments engaged in selling merchandise to retailers; to contractors, industrial, commercial, institutional, farm, or professional business users; to other wholesalers; or acting as agents or brokers in buying merchandise for or selling merchandise to such persons or companies. [Zoning Ordinance]

**Wildlife Refuge.** An area maintained in a natural state for the preservation of both animal and plant life.

**Williamson Act.** Known formally 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 10-year contract between the Town or County and an owner of land. [Zoning Ordinance]

**Wine Tasting.** A facility, or area within a winery where wine and related products are offered for retail sale, where wine may be tasted. [Zoning Ordinance]

**Winery.** A manufacturing facility where wine grapes are crushed, fermented, aged, bottled, and sold at wholesale as finished wine. [Zoning Ordinance]

**Wired Communications.** Any communication system using wire, cable, fiber optics, or other like connection between the point of origin and the point of reception.

**Yard.** An area between a lot line and a primary structure on a lot. See also “Setback”. [Vehicles and Safety, Buildings and Construction, Health and Safety, Public Services, and Zoning Ordinances]

1. **Front yard.** An area extending across the full width of the lot between the front lot line and the primary structure.
2. **Rear yard.** An area extending the full width of the lot between a rear lot line and the primary structure.
3. **Side yard.** An area between a side lot line and the primary structure extending between the front and rear yards.

**Yard Area of Major Use.** That area to the rear or side of the main residence (usually not both) generally containing a swimming pool, and/or patio area, and/or major landscaping, etc. [Zoning Ordinance]

**Zero Lot Line.** The location of a building on a lot in such a manner that one or more building sides rests directly on a lot line. [Zoning Ordinance]

**Zone, Traffic.** In a mathematical traffic model, the area to be studied is divided into zones, with each zone treated as producing and attracting trips. The production of trips by a zone is based on the number of trips to or from work or shopping, or other trips produced per dwelling unit.

**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. [Administration and Personnel, Zoning, Subdivision, General Provisions, Development, Buildings and Construction, Animals, and Public Services Ordinances]

**Zoning District.** A designated section of a city or county for which prescribed land use requirements and building and development standards are uniform. Any of the residential, commercial, industrial, public, and overlay districts established by the Zoning Code, within which certain land uses are allowed or prohibited, and certain site planning and development standards are established (e.g., setbacks, height limits, site coverage requirements, etc.). [Zoning Ordinance]

**Zoning Map.** Government Code Section 65851 permits a legislative body to divide a county, a city, or portions thereof, into zones of the number, shape, and area it deems best suited to carry out the purposes of the zoning ordinance. These zones are delineated on a map or maps, called the Zoning Map. [Zoning Ordinance]

**Zoning Ordinance.** The Town of Loomis zoning ordinance, found in the Town of Loomis Municipal Code. [Development, Subdivision, and Zoning Ordinances]

## AGENCIES

**Advisory Council on Historic Preservation (ACHP).** An independent federal agency that promotes the preservation, enhancement, and productive use of our nation's historic resources, and advises the President and Congress on national historic preservation policy. Established by the National Historic Preservation Act (NHPA) in 1966, the ACHP is the only entity with the legal responsibility to encourage federal agencies to factor historic preservation into federal project requirements. <https://www.achp.gov>.

**Affordable Housing Development Corporation (AHDC).** AHDC has worked with numerous nonprofit organizations, housing authorities, and cities in developing affordable housing throughout California. They have developed 73 projects in 40 cities and 22 counties over 30 years. <https://ahdcinc.com>.

**Alta California Regional Center (ACRC).** Alta California Regional Center is a private, non-profit corporation working under contract with the State of California, Department of Developmental Services, to provide services to persons, age three and above, with a developmental disability pursuant to the Lanterman Act. ACRC also provides services to infants and toddlers, between birth and 36 months, who have a need for early intervention services and who meet the eligibility criteria for the California Early Start program. <https://www.altaregional.org>.

**American National Standards Institute (ANSI).** The American National Standards Institute is a private non-profit organization that oversees the development of voluntary consensus standards for products, services, processes, systems, and personnel in the United States. <https://www.ansi.org>.

**Brilliant Corners.** A Los Angeles-based organization that works to partner with government, health care, service providers, landlords and developers to create supportive housing solutions that empower people to achieve housing stability. <https://brilliantcorners.org>.

**California Air Resources Board (CARB or ARB).** The state agency charged with protecting the public from the harmful effects of air pollution and developing programs and actions to fight climate change. It promotes and protects public health, welfare, and ecological resources through effective reduction of air



pollutants while recognizing and considering effects on the economy. CARB is the lead agency for climate change programs and oversees all air pollution control efforts in California to attain and maintain health-based air quality standards. <https://ww2.arb.ca.gov>.

**California Building Standards Commission (BSC).** The California Building Standards Commission (CBSC) is authorized by the state of California, through the California Building Standards Law, to manage the many processes relating to development, adoption, approval, publication, and implementation of California's building codes. <https://www.dgs.ca.gov/BSC>.

**California Department of Developmental Services (DDS).** The California Department of Developmental Services (DDS) ensures that Californians with developmental disabilities can lead independent, productive lives in their community of choice. DDS oversees the coordination and delivery of services to over 350,000 individuals who have cerebral palsy, intellectual disabilities, autism, epilepsy, and related conditions through a network of 21 regional centers and state-operated facilities. <https://www.dds.ca.gov>.

**California Department of Education (CDE).** The California Department of Education is an agency within the Government of California that oversees public education. The department oversees funding and testing and holds local educational agencies accountable for student achievement. <https://www.cde.ca.gov>.

**California Department of Fair Employment and Housing (DFEH).** The Department of Fair Employment and Housing is the state agency charged with enforcing California's civil rights laws. The mission of the DFEH is to protect the people of California from unlawful discrimination in employment, housing, businesses, and state-funded programs, and from bias-motivated violence and human trafficking. <https://www.dfeh.ca.gov>.

**California Department of Finance (DoF).** The California Department of Finance is a state cabinet-level agency within the government of California. The Department of Finance is responsible for preparing, explaining, and administering the state's annual financial plan. The Department of Finance's other duties include analyzing the budgets of proposed laws in the California State Legislature, creating and monitoring current and future economic forecasts of the state, estimating

population demographics and enrollment projections, and maintaining the state's accounting and financial reporting systems. <https://www.dof.ca.gov>.

**California Department of Finance (DoF) Demographic Research Unit (DRU).** The Demographic Research Unit (DRU) of the California Department of Finance is designated as the single official source of demographic data for state planning and budgeting. <https://www.dof.ca.gov/forecasting/demographics/>.

**California Department of Fish and Wildlife.** The California Department of Fish and Wildlife (CDFW), formerly known as the California Department of Fish and Game (CDFG), is a state agency under the California Natural Resources Agency. The Department of Fish and Wildlife manages and protects the state's wildlife, wildflowers, trees, mushrooms, algae (kelp) and native habitats (ecosystems). The department is responsible for regulatory enforcement and management of related recreational, commercial, scientific, and educational uses. <https://wildlife.ca.gov>.

**California Department of Forestry and Fire Protection (CALFIRE).** The Department of Forestry and Fire Protection serves and safeguards the people and protects the property and resources of California. Cal Fire's foremost operational role is to fight and prevent wildfire on 31 million acres of state forestland. The organization works in both suppression and prevention capacities on state land and offers emergency services of various kinds in 36 out of California's 58 counties, through contracts with local governments. The organization also assists in response to a wide range of disasters and incidents, including earthquakes, water rescues, and hazardous material spills. <https://www.fire.ca.gov>.

**California Department of Parks and Recreation (DPR; also known as California State Parks).** California Department of Parks and Recreation manages more than 280 park units, which contain the finest and most diverse collection of natural, cultural, and recreational resources to be found within California. <https://www.parks.ca.gov>.

**California Department of Resources Recycling and Recovery (also known as CalRecycle; formerly California Integrated Waste Management Board (CIWMB)).** California's Department of Resources Recycling and Recovery (CalRecycle) brings together the state's recycling and waste management programs and continues a tradition of environmental stewardship. Through landmark initiatives

like the Integrated Waste Management Act and Beverage Container Recycling and Litter Reduction Act, California works toward a society that uses less, recycles more, and takes resource conservation to higher and higher levels. Our state leads the nation with an approximate 65 percent diversion rate for all materials, and today recycling supports more than 140,000 green jobs in California.

<https://www.calrecycle.ca.gov>.

**California Department of Tax and Fee Administration (CDTFA).** The California Department of Tax and Fee Administration (CDTFA) administers California's sales and use, fuel, tobacco, alcohol, and cannabis taxes, as well as a variety of other taxes and fees that fund specific state programs. CDTFA administered programs collect over \$70 billion annually which in turn supports local essential services such as transportation, public safety and health, libraries, schools, social services, and natural resource management programs through the distribution of tax dollars going directly to local communities. <https://www.cdtfa.ca.gov/about.htm>.

**California Department of Toxic Substances Control (DTSC).** The California Department of Toxic Substances Control is an agency of the government of the state of California. The mission of the DTSC is to protect public health and the environment from toxic harm. <https://dtsc.ca.gov>.

**California Department of Transportation (Caltrans).** The governmental agency that manages California's highway and freeway lanes, provides inter-city rail services, and permits public-use airports and special-use hospital heliports, working with local agencies. Caltrans has six primary programs: Aeronautics, Highway Transportation, Mass Transportation, Transportation Planning, Administration and the Equipment Service Center. <https://dot.ca.gov>.

**California Department of Water Resources (DWA).** The California Department of Water Resources (DWR) is part of the California Natural Resources Agency and is responsible for the management and regulation of the State of California's water usage. <https://water.ca.gov>.

**California Energy Commission (CEC).** The state's primary energy policy and planning agency, the Energy Commission is committed to reducing energy costs and environmental impacts of energy use while ensuring a safe, resilient, and reliable supply of energy. <https://www.energy.ca.gov>.

**California Employment Development Department (EDD).** In California, the Employment Development Department (EDD) is a department of government that provides a variety of services to businesses, workers, and job seekers. The EDD's largest task is the administration of the Unemployment Insurance (UI), Disability Insurance (DI), and Paid Family Leave (PFL) programs, which provide benefits to workers who are willing to work but are unemployed, disabled or must care for family members. The Department also provides employment service programs and collects the state's labor market information and employment data. <https://edd.ca.gov>.

**California Environmental Protection Agency (CalEPA).** The governmental agency overseeing environmental protections. CalEPA consists of the Air Resources Board, Department of Pesticide Regulation, Department of Resources Recycling Recovery, the Department of Toxic Substances Control, the Office of Environmental Health Hazard Assessment, and the State Water Resources Control Board. <https://calepa.ca.gov>.

**California Franchise Tax Board (FTB).** The California Franchise Tax Board (FTB) collects state personal income tax and corporate income tax of California. It is part of the California Government Operations Agency. The board is composed of the California State Controller, the director of the California Department of Finance, and the chair of the California Board of Equalization. The chief administrative official is the executive officer of the Franchise Tax Board. <https://www.ftb.ca.gov>.

**California Geological Survey (CGS).** The California Geological Survey, previously known as the California Division of Mines and Geology, is the California state geologic agency. It is a division of the Department of Conservation. The mission of the California Geological Survey is to provide scientific products and services about the state's geology, seismology, and mineral resources, including their related hazards, that affect the health, safety, and business interests of the people of California. <https://www.conservation.ca.gov/cgs>.

**California Health and Human Services (CHHS).** The California Health and Human Services Agency oversees departments and offices that provide a wide range of services in the areas of health care, mental health, public health, alcohol and drug

treatment, income assistance, social services and assistance to people with disabilities. <https://www.chhs.ca.gov>.

**California Housing Finance Agency (CHFA).** A State agency, established by the Housing and Home Finance Act of 1975, which is authorized to sell revenue bonds and generate funds for the development, rehabilitation, and conservation of low- and moderate-income housing. <https://www.calhfa.ca.gov>.

**California Integrated Waste Management Board.** See California Department of Resources Recycling and Recovery, also known as CalRecycle; formerly California Integrated Waste Management Board (CIWMB) above.

**California Native American Heritage Commission (NAHC or Commission).** The California Native American Heritage Commission (NAHC or Commission), created in statute in 1976 (Chapter 1332, Statutes of 1976), is a nine-member body whose members are appointed by the Governor. The NAHC identifies, catalogs, and protects Native American cultural resources -- ancient places of special religious or social significance to Native Americans and known ancient graves and cemeteries of Native Americans on private and public lands in California. The NAHC is also charged with ensuring California Native American tribes' accessibility to ancient Native American cultural resources on public lands, overseeing the treatment and disposition of inadvertently discovered Native American human remains and burial items, and administering the California Native American Graves Protection and Repatriation Act (CalNAGPRA). <http://nahc.ca.gov>.

**California Native Plant Society (CNPS).** The California Native Plant Society (CNPS) is a California environmental non-profit organization (501(c)3) that seeks to increase understanding of California's native flora and to preserve it for future generations. The mission of CNPS is to conserve California native plants and their natural habitats, and increase understanding, appreciation, and horticultural use of native plants throughout the entire state and California Floristic Province. <https://www.cnps.org>.

**California Occupational Safety and Health Administration (Cal/OSHA).** The Division of Occupational Safety and Health of California is an agency of the Government of California established by the California Occupational Safety & Health Act of 1973. Cal/OSHA provides free safety and health assistance to employers, with

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the goal of preventing occupational injuries and illnesses.

<https://www.dir.ca.gov/dosh/>.

**California Office of Administrative Law (OAL).** The Office of Administrative Law (OAL) ensures that agency regulations are clear, necessary, legally valid, and available to the public. OAL is responsible for reviewing administrative regulations proposed by over 200 state agencies for compliance with the standards set forth in California's Administrative Procedure Act (APA), for transmitting these regulations to the Secretary of State and for publishing regulations in the California Code of Regulations. <https://oal.ca.gov>.

**California Office of Emergency Services (CalOES).** The California Governor's Office of Emergency Services is a California cabinet-level office responsible for overseeing and coordinating emergency preparedness, response, recovery and homeland security activities within the state. <https://www.caloes.ca.gov>.

**California Office for Environmental Health Hazard Assessment (OEHHA).** The Office of Environmental Health Hazard Assessment (OEHHA) is the lead state agency for the assessment of health risks posed by environmental contaminants. OEHHA's mission is to protect and enhance the health of Californians and our state's environment through scientific evaluations that inform, support and guide regulatory and other actions. <https://oehha.ca.gov>.

**California Public Utilities Commission (CPUC).** The governmental agency which regulates the terms and conditions of public utilities in the state. <https://www.cpuc.ca.gov>.

**California State Water Resources Control Board:** The State Regional Water Quality Control Board for the State of California. There are nine regional water quality control boards statewide. Each Regional Board makes critical water quality decisions for its region, including setting standards, issuing waste discharge requirements, determining compliance with those requirements, and taking appropriate enforcement actions. <https://www.waterboards.ca.gov>.

**California Tax Credit Allocation Committee (CTCAC).** The California Tax Credit Allocation Committee (CTCAC) administers the federal and state Low-Income Housing Tax Credit Programs. Both programs were created to promote private

investment in affordable rental housing for low-income Californians.

<https://www.treasurer.ca.gov/ctcac/>.

**Capitol Corridor Joint Powers Authority (CCJPA).** The Capitol Corridor Joint Powers Authority (CCJPA) is a partnership among the six local transit agencies in the eight-county service area which shares the administration and management of the Capitol Corridor. The San Francisco Bay Area Rapid Transit District (BART) provides day-to-day management support to the CCJPA.

<https://www.capitolcorridor.org/ccjpa-service/>.

**Capital Region Small Business Development Center (Capital Region SBDC).** As part of the Northern California Small Business Development Center (SBDC) program, Capital Region SBDC focuses on advising small business clients located in the Capital Region SBDC network coverage area. Funded in part through a grant with the Governor's Office of Business and Economic Development and a cooperative agreement with the U.S. Small Business Administration.

<https://www.capitalregionsbdc.com>.

**Central Valley Regional Water Control Board.** The primary duty of the Regional Board is to protect the quality of the waters within the Region for all beneficial uses. This duty is implemented by formulating and adopting water quality plans for specific ground or surface water basins and by prescribing and enforcing requirements on all agricultural, domestic and industrial waste discharges. Specific responsibilities and procedures of the Regional Boards and the State Water Resources Control Board are contained in the Porter-Cologne Water Quality Control Act. <https://www.waterboards.ca.gov/centralvalley/>.

**Children's Receiving Home of Sacramento.** The Children's Receiving Home of Sacramento provides a spectrum of services for youth in crisis across the Sacramento region. The continuum of care we offer includes an on-site preschool for the youngest survivors of family trauma; outpatient mental health care for children residing in the community dealing with anxiety and depression; and residential treatment for children who have suffered abuse, neglect or other trauma. <https://www.crhkids.org>.

**Dry Creek Conservancy (DCC).** DCC is a collaborative engine for healthy natural systems in our communities with a focus on watersheds. We promote vibrant

communities by expanding understanding of our natural world, facilitating collaboration of government, non-government organizations, and citizens on watershed projects. They organize projects and processes such as native plantings, salmon barrier removal, and monthly collaborative meetings that provide the community with opportunities to come together as partners. DCC is a first choice of local government when they need a nonprofit partner for resource projects and resource outreach and is a valued partner in all stakeholder processes.

<https://drycreekconservancy.org>.

**Energy Information Administration (EIA).** The U.S. Energy Information Administration (EIA) is a principal agency of the U.S. Federal Statistical System responsible for collecting, analyzing, and disseminating energy information to promote sound policymaking, efficient markets, and public understanding of energy and its interaction with the economy and the environment. EIA programs cover data on coal, petroleum, natural gas, electric, renewable and nuclear energy. EIA is part of the U.S. Department of Energy. <https://www.eia.gov>.

**Environmental Protection Agency (EPA).** The Environmental Protection Agency is an independent executive agency of the United States federal government. It has the responsibility of maintaining and enforcing national standards under a variety of environmental laws, in consultation with state, tribal, and local governments. It delegates some permitting, monitoring, and enforcement responsibility to U.S. states and the federally recognized tribes. [www.epa.gov](http://www.epa.gov).

**Federal Communications Commission (FCC).** The Federal Communications Commission is an independent agency of the United States government that regulates communications by radio, television, wire, satellite, and cable across the United States. [www.fcc.gov](http://www.fcc.gov).

**Federal Highway Administration (FHWA).** A division of the Department of Transportation, the Federal Highway Administration (FHWA) provides stewardship over the construction, maintenance and preservation of the Nation's highways, bridges and tunnels. FHWA also conducts research and provides technical assistance to state and local agencies to improve safety, mobility, and to encourage innovation. <https://highways.dot.gov>.



**Federal Housing Administration (FHA).** The Federal Housing Administration (FHA) is part of the U.S. Department of Housing and Urban Development. We provide mortgage insurance on loans made by FHA-approved lenders. We insure mortgages on single family homes, multifamily properties, residential care facilities, and hospitals throughout the United States and its territories.

[https://www.hud.gov/program\\_offices/housing/fhahistory](https://www.hud.gov/program_offices/housing/fhahistory).

**Federal Railroad Administration.** The Federal Railroad Administration is an agency in the United States Department of Transportation. It is one of ten agencies within the U.S. Department of Transportation concerned with intermodal transportation. The Federal Railroad Administration's mission is to enable the safe, reliable, and efficient movement of people and goods. <https://railroads.dot.gov>.

**Federal Transit Administration (FTA).** The Federal Transit Administration is an agency within the United States Department of Transportation that provides financial and technical assistance to local public transportation systems. The FTA is one of ten modal administrations within the Department of Transportation (DOT).

<https://www.transit.dot.gov>.

**Foothill Airport Land Use Commission (FALUC).** Operated by the Sierra Planning Organization (SPO), FALUC served as the Airport Land Use Commission (ALUC) for four counties: El Dorado, Nevada, Placer, and Sierra. FALUC was dissolved in May 2010.

**The Gathering Inn (TGI).** TGI is a multifaceted, multi-location agency serving over 185 homeless men, women, and children in Placer County through programs at four separate locations. <https://www.thegatheringinn.com>.

**Homeless Resource Council of the Sierras.** The Homeless Resource Council of the Sierras is a private, nonprofit partnership that ensures comprehensive, regional coordination of efforts and resources to reduce the number of homeless persons as well as the number at risk of homelessness. It is a coalition of shelter providers, consumers, advocates, and government representatives that are working together to shape planning and decision-making. <https://hrcscoc.org>.

**Housing and Community Development Department of the State of California (HCD).** The State agency that has principal responsibility for assessing, planning for,

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and assisting communities to meet the needs of low- and moderate-income households. <https://www.hcd.ca.gov>.

**Housing and Urban Development, U.S. Department of (HUD).** A cabinet-level department of the federal government that administers housing and community development programs. <https://www.hud.gov>.

**Intergovernmental Panel on Climate Change (IPCC).** An intergovernmental body of the United Nations responsible for advancing knowledge on human-induced climate change. The IPCC provides objective and comprehensive scientific information on anthropogenic climate change, including the natural, political, and economic impacts and risks, and possible response options. It does not conduct original research nor monitor climate change, but rather undertakes a periodic, systematic review of all relevant published literature. <https://www.ipcc.ch>.

**International Agency for Research on Cancer (IARC).** The International Agency for Research on Cancer is an intergovernmental agency forming part of the World Health Organization of the United Nations. Its role is to conduct and coordinate research into the causes of cancer. It also collects and publishes surveillance data regarding the occurrence of cancer worldwide. <https://www.iarc.who.int>.

**International Council of Shopping Centers (ICSC).** The member organization for industry advancement, ICSC promotes and elevates the marketplaces and spaces where people shop, dine, work, play and gather as foundational and vital ingredients of communities and economies. <https://www.icsc.com>.

**Larson Davis Laboratories Larson Davis Laboratories (LDL).** Larson Davis instrumentation is used in community and environmental noise monitoring, measurement of building acoustics, managing worker exposure to noise and vibration, and various automotive, aerospace, and industrial applications. Larson Davis is a division of PCB Piezotronics, Inc., a wholly owned subsidiary of Amphenol Corporation. <http://www.larsondavis.com>.

**League of California Cities (Cal Cities).** Cal Cities expands and protects local control for cities through education and advocacy to enhance the quality of life for all Californians. <https://www.calcities.org/home>.

**Legal Services of Northern California (LSNC).** Since 1956 Legal Services of Northern California (LSNC) has provided quality legal services that empower the poor to identify and defeat the causes and effects of poverty. <https://lsnc.net>.

**Local Governments Commission (LGC).** The Local Government Commission (LGC) is a non-profit organization in Sacramento, California dedicated to local environmental sustainability, economic prosperity, and social equity. LGC has worked for over 35 years to support local policymakers on topics involving climate change, energy, water, and community design. The LGC approach includes connecting leaders, advancing policies, and implementing solutions. <https://www.lgc.org>.

**Longitudinal Employer-Household Dynamics (LEHD).** The Longitudinal Employer-Household Dynamics (LEHD) program is part of the Center for Economic Studies at the U.S. Census Bureau. The LEHD program produces new, cost effective, public-use information combining federal, state and Census Bureau data on employers and employees under the Local Employment Dynamics (LED) Partnership. State and local authorities increasingly need detailed local information about their economies to make informed decisions. The LED Partnership works to fill critical data gaps and provide indicators needed by state and local authorities. <https://lehd.ces.census.gov>.

**Loomis Basin Chamber of Commerce.** [www.loomischamber.com](http://www.loomischamber.com).

**Loomis Basin Historical Society.** The Loomis Basin Historical Society was founded in 1993 for the purpose of discovering, collecting, preserving, and making accessible the history and heritage of the Loomis Basin Area. The Historical Society works to identify and preserve places of historical interest and promote public awareness of the history of the Loomis Basin; to educate the public on the importance of the Loomis Basin's role in the history of California and the United States; and to encourage the development of a Loomis Basin history museum. The Historical Society maintains the local history collection and curates special museum shows. <https://loomislibrary.org/loomis-historical-society/>.

**Loomis Basin Horseman's Association (LBHA).** A non-profit 501(C)3 information and awareness group dedicated to local trails, Traylor Ranch Nature Reserve, Loomis Basin Arena, and preservation of the rural lifestyle. <https://www.lbha.us>.

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**Loomis Library and Community Learning Center (CLC).** The Loomis Library and Community Learning Center is a free, municipal library located within walking distance of historic downtown Loomis. We welcome all people and strive to be the learning center of our community; the place where people turn to discover ideas, engage in the joy of reading, and the power of information. The library hosts a growing number of community enrichment programs. <https://loomislibrary.org>.

**Loomis Planning Commission.** The Planning Commission is entrusted to help set land-use goals and evaluate individual project proposals to ensure that they are consistent with the Town's adopted plans. <https://loomis.ca.gov/departments/planning-commission/>.

**Loomis Union School District (LUSD).** Serves K-12th grade students in Loomis, California. <https://www.loomis-usd.k12.ca.us>.

**Mayor's Library Board (Loomis).** <https://loomis.ca.gov/departments/library-board/>.

**Mercy Housing California (MHC).** Mercy Housing California (MHC) is the largest regional division of Mercy Housing, Inc., with offices in Los Angeles, San Francisco, and Sacramento. MHC has developed and operates 134 affordable communities with more than 9,190 homes serving lower-income seniors, families, and people who have experienced homelessness. <https://www.mercyhousing.org/california/>.

**National Center for Digital Government (CDG).** The National Center for Digital Government (NCDG) was established in 2002 with generous support from the National Science Foundation. NCDG is based at the University of Massachusetts Amherst in the School of Public Policy and the College of Social and Behavioral Sciences. NCDG's mission is to build global research capacity, to advance practice, and to strengthen the network of researchers and practitioners engaged in building and using technology to improve governance and civil society. The goal of NCDG is to apply and extend the social and policy sciences to advance research and practice at the intersection of governance, institutions and information technologies. <https://www.umass.edu/digitalcenter/home>.

**National Flood Insurance Program (NFIP).** The NFIP provides flood insurance to property owners, renters and businesses, and having this coverage helps them recover faster when floodwaters recede. The NFIP works with communities required

to adopt and enforce floodplain management regulations that help mitigate flooding effects. <https://www.fema.gov/flood-insurance>.

**National Highway Traffic Safety Administration (NHTSA).** The National Highway Traffic Safety Administration is an agency of the U.S. federal government, part of the Department of Transportation. Their mission is to save lives, prevent injuries, and reduce economic costs due to road traffic crashes, through education, research, safety standards, and enforcement. <https://www.nhtsa.gov>.

**National Institute of Standards and Technology (NIST).** The National Institute of Standards and Technology is a physical sciences laboratory and non-regulatory agency of the United States Department of Commerce. Its mission is to promote American innovation and industrial competitiveness. <https://www.nist.gov>.

**National Marine Fisheries Service (informally NOAA Fisheries).** The United States federal agency responsible for the stewardship of national marine resources. The agency conserves and manages fisheries to promote sustainability and prevent lost economic potential associated with overfishing, declining species, and degraded habitats. <https://www.fisheries.noaa.gov>.

**National Neighborhood Watch (NNW).** Since 1972, the National Neighborhood Watch Program (housed within the National Sheriffs' Association) has worked to unite law enforcement agencies, private organizations, and individual citizens in a nation-wide effort to reduce crime and improve local communities. <https://www.nnw.org>.

**National Parks Service (NPS).** The National Park Service is an agency of the federal government of the United States that manages all national parks, many national monuments, and other conservation and historical properties with various title designations. <https://www.nps.gov/index.htm>.

**Natural Resources Conservation Service (NRCS).** Part of the United States Department of Agriculture (USDA), NRCS helps America's farmers, ranchers and forest landowners conserve the nation's soil, water, air and other natural resources. All programs are voluntary and offer science-based solutions that benefit both the landowner and the environment. <https://www.nrcs.usda.gov/wps/portal/nrcs/site/national/home/>.

**National Science Foundation (NSF).** The National Science Foundation is an independent agency of the United States government that supports fundamental research and education in all the non-medical fields of science and engineering. Its medical counterpart is the National Institutes of Health. <https://www.nsf.gov>.

**Office of Planning and Research (OPR).** A governmental division of the State of California that has among its responsibilities the preparation of a set of guidelines for use by local jurisdictions in drafting General Plans. <https://opr.ca.gov>.

**Pacific States Marine Fisheries Council (PSMFC).** Established in 1947 by consent of Congress, the Pacific States Marine Fisheries Commission (PSMFC) is an interstate compact agency that helps resource agencies and the fishing industry sustainably manage our valuable Pacific Ocean resources in a five-state region. Member states include California, Oregon, Washington, Idaho, and Alaska, each represented by three Commissioners. <https://www.psmfc.org/psmfc-info/overview>.

**Peace for Families.** PEACE for Families is a private, non-profit, community-based organization providing comprehensive services to victims of domestic violence and sexual assault in Placer County. Services include: 24-hour crisis line (1-800-575-5352), 24-hour emergency shelter for battered women and their children, in-person crisis intervention, hospital accompaniment, individual and group peer counseling, therapeutic counseling, and assistance in obtaining emergency food, clothing and transportation. <https://changingthepresent.org/collections/peace-for-families>.

**Penryn Fire Protection District (PFPD).** Located 30 miles east of Sacramento on Interstate 80 at the base of the Sierra foothills, at approximately 1000 feet above sea level, the Penryn Fire Protection District covers an area of 10.5 square miles, serving 1410 homes, 118 businesses and a permanent population of nearly 6,000 people. The district also serves a large area of Interstate 80, the east & west bound Union Pacific rail lines, and underground petroleum pipeline. The district responds to more than 650 calls each year; 70% of these calls are medical in nature with the remaining 30% being primarily fire type calls. Automatic and mutual aid agreements with neighboring jurisdictions are in place to provide an increased level of protection and to ensure the most efficient service to the community. <https://penryrfire.ca.gov>.

**Pioneer Community Energy (Pioneer).** Pioneer Community Energy is a community-owned provider of electricity – powering the communities we serve with

competitive rates, reliable service and a choice in energy options. We have taken a conservative approach to ensure that Pioneer Community Energy has a solid financial foundation to ensure our success in serving residents and businesses in the future. Pioneer provides a Community Choice Aggregation program, which acts as an alternative electricity supplier to PG&E. The electric power is transmitted over PG&E transmission and delivery infrastructure.

<http://pioneercommunityenergy.ca.gov>.

**Placer Business Resource Center.** A Placer County agency that helps plan, launch, manage and grow businesses in the county. In collaboration with the Small Business Administration (SBA), Small Business Development Centers (SBDC), Placer School for Adults (PSA) and others, we serve businesses of all sizes at every stage of the business life cycle. <https://www.placer.ca.gov/brc>.

**Placer Collaborative Network.** A project of the Placer Community Foundation. The Placer Collaborative Network (PCN) brings community leaders together to develop creative solutions for change. Change that brings about a better quality of life for those living in Placer County. Over 40 members comprise the army of service providers at Placer Collaborative Network. Through on the ground projects, leadership development and linking, solutions are forged for our most pressing community issues. <https://placercollaborativenetwork.org/index.html>.

**Placer Community Foundation.** Placer Community Foundation helps identify and meet emerging needs within our community by encouraging and increasing responsible and effective philanthropy by and for the benefit of all who live, learn, work and play in Placer County. We track the impact of organizations and programs working to make a difference in our community and through the generosity and vision of our donors we grant hundreds of thousands of dollars annually. <https://placercf.org>.

**Placer Consortium on Homelessness and Affordable Housing (PCOH).** The Placer Consortium on Homelessness and Affordable Housing (PCOH) created through the Placer Collaborative Network (PCN), began meeting in March 2001. PCOH is a collaborative of skilled people who are interested and experienced in solutions to homelessness. Representatives from nonprofit and faith-based organizations, governmental agencies, business, education, health care, advocacy, as well as

homeless persons, constitute the membership. The PCN is a wider collaborative of governmental, profit and non-profit agencies and companies that provide social services to people in Placer County.

**Placer County Air Pollution Control District (PCAPCD):** A Placer County agency managing the County's air quality to protect and promote public health through reduction and control of air pollutants with consideration to economic and environmental impacts. The PCAPCD is charged with enforcement of local air pollution control rules and state and federal air quality requirements, monitoring air quality, preparing, adopting, and implementing air quality plans, providing incentives to local businesses and agencies to reduce pollutants, develops an annual emission inventory of all sources within Placer County for the California Air Resources Board, and serves as a commenting agency under CEQA.

<https://www.placer.ca.gov/1569/Air-Pollution-Control>.

**Placer County Adult System of Care (ASOC).** The Adult System of Care assists adults and older adults achieve their optimal level of self-sufficiency and independence by providing mental health services, substance abuse treatment, and in-home supportive services. Older and dependent adults are protected through investigations, case management, and the conservatorship process as necessary.

<https://www.placer.ca.gov/2158/Adult-System-of-Care>.

**Placer County Agricultural Commission.** The Agricultural Commission is multipurpose: To promote and protect agricultural interests in Placer County for present and future generations; Make recommendations to the Board of Supervisors regarding land conservation act properties; Make recommendations on other issues affecting agriculture and timber in the County.

<https://www.placer.ca.gov/2304/Agricultural-Commission>.

**Placer County Board of Supervisors.** The Board of Supervisors is the governing body of the County and certain special districts. The Board enacts ordinances and resolutions, adopts the annual budget, approves contracts, appropriates funds, determines land use zoning for the unincorporated area, and appoints certain County officers, including the CEO and members of various boards and commissions. <https://www.placer.ca.gov/2231/Board-of-Supervisors>.



**Placer County Economic Development Board.** The Placer County Economic Development Board, established by the Board of Supervisors in 1991 serves as an advisory body for the Economic Development division. Members of the board are responsible for carrying economic development information back to the governments and organizations they represent to ensure that there is a united effort to attract new jobs to the County. <https://www.placer.ca.gov/1508/Placer-County-Economic-Development-Board>.

**Placer County Environmental Health Division.** Monitor and inspect the below for health and safety standards: Restaurants, food trucks, grocery stores, convenience stores, caterers and food vendors at community events; Public swimming pools, spas and body art facilities; Landfills, transfer stations, and facilities storing waste tires; Gas stations, vehicle repair shops and other commercial facilities that store and dispose of hazardous materials like oil, gasoline and diesel; Water well installations; Septic system installations; Contaminated site clean ups; Small public water suppliers. Respond to and investigate incidents and complaints regarding: Chemical spills; Food poisoning; Illegal dumping; Sewage spills; Substandard housing. <https://www.placer.ca.gov/3105/Environmental-Health>.

**Placer County Flood Control and Water Conservation District (PCFCWCD).** Responsible for the conservation and development of water resources, and control and management of drainage, storm, flood, and other waters; prepares the Dry Creek Watershed Flood Control Plan, Stormwater Management Plan, and Placer County Flood Hazard Mitigation Plan. <https://www.placer.ca.gov/2349/Flood-Control-Water-Conservation-District>.

**Placer County Division of Public Health.** Public Health aims to protect and improve the health of the community through health education, promotion of healthy lifestyles, disease and injury prevention, and eliminating health disparities. By promoting public health programs, we are able to develop and provide resources that protect the health of your family and community. <https://www.placer.ca.gov/2863/Public-Health>.

**Placer County Health and Human Services (HSS).** Placer County Health and Human Services (HHS) is a nationally recognized, award-winning organization committed to building a healthier community. More than 750 employees work

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across HHS in six divisions: the Adult System of Care; Children’s System of Care; Human Services; Public Health; Environmental Health and Animal Services; and Administrative Services. <https://www.placer.ca.gov/1679/Health-Human-Services>.

**Placer County Health and Human Services, Division of Environmental Health.**

Health specialists regularly monitor and inspect for health and safety standards as well as respond to spills, dumping, and substandard housing.

<https://www.placer.ca.gov/3105/Environmental-Health>.

**Placer County Housing Authority.** To serve the diverse needs of our residents, Placer County prioritizes the development of an inclusive and multi-faceted approach to addressing the accessibility of housing. Placer County's housing goals include: Increase the availability of a mix of housing types in the county; Support infill development to create sustainable communities; Encourage the preservation and development of affordable housing; Promote development and availability of housing for the county's workforce. <https://www.placer.ca.gov/6947/Housing>.

**Placer County Housing Trust (HTF).** The Placer County Housing Trust Fund (HTF) was established in 1992, funded by projects eligible to pay a fee instead of providing ten percent (10%) of a residential subdivision as affordable units. In 2002, the Board of Supervisors adopted the Housing Trust Fund – Housing Program Guidelines (Housing Program Guidelines). The purpose of the Housing Program Guidelines is to provide direction on the allocations and expenditures of the HTF. HTF supports achievement of the County's General Plan (including Housing Element) goals of developing and preserving long-term below market rate housing for moderate, low-, very low-, and extremely low-income households, support employee accommodations, and to maintain and enhance the economic diversity of the County. To achieve this purpose, HTF resources shall be used to provide loans and grants to qualified developers, public entities, groups, and individuals to undertake activities which create, maintain, or expand the County's affordable and employee housing stock. <https://www.placer.ca.gov/DocumentCenter/View/53430/Placer-County-Housing-Trust-Fund-Guidelines-Adopted-06-22-2021?bidId=>.

**Placer County Local Agency Formation Commission (LAFCO).** Each county in the state is required to have a LAFCO. These LAFCOs fulfill their legislative mandate through the consideration and approval or denial of boundary changes proposed by

individuals or the local agencies themselves. <https://www.placer.ca.gov/2704/Local-Agency-Formation-Commission-LAFCO>.

**Placer County Office of Emergency Services (OES).** The Office of Emergency Services (OES), in cooperation with local cities, special districts, and fire and law enforcement agencies, provides emergency management services. During an active incident that requires emergency sheltering, such as a fire or a flood, OES secures resources necessary for first responders to protect the community. It acts as the County Emergency Operations Division. <https://www.placer.ca.gov/1371/About-OES>.

**Placer County Open Space Implementation Project.** A county project responsible for developing economically viable implementation programs to enable Placer County to preserve natural resources and habitats. The project is part of Placer Legacy. Placer Legacy is a countywide, open space and habitat protection program. Placer Legacy will result in a comprehensive open space plan for Placer County that preserves the diversity of plant and animal communities in the county and addresses a variety of other open space needs, from agriculture and recreation to urban edges and public safety. Placer Legacy will help maintain the County's high quality of life and promote economic vitality. <https://www.placer.ca.gov/3420/Placer-Legacy>.

**Placer County Sheriff's Office.** The Placer County Sheriff's Office serves the people of Placer County by providing law enforcement to the unincorporated areas, from the Sacramento County line to the Nevada state line at Lake Tahoe, plus providing contract law enforcement services to the city of Colfax and the township of Loomis. The Sheriff's Office also provides jail services, coroner's services, court security, and marshal duties to the entire county. <https://www.placer.ca.gov/1680/Sheriffs-Office>.

**Placer County Solid Waste Division.** A county agency responsible for solid waste reduction and collection, as well as the siting and management of solid waste facilities in Placer County; prepares the Placer County Integrated Waste Management Plan. <https://www.placer.ca.gov/3204/Solid-Waste>.

**Placer County Solid Waste Task Force.** Placer County's Solid Waste Local Task Force. <https://www.placer.ca.gov/2409/Solid-Waste-Local-Task-Force>.

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**Placer County Transit (PCT).** Our goal at Placer County Transit (PCT) is to provide a safe and direct means of transportation service for western Placer County residents. We are committed to providing comprehensive and reliable transit service. We want our passengers to enjoy a comfortable and pleasant ride aboard our buses. <https://www.placer.ca.gov/1768/Placer-County-Transit>.

**Placer County Transportation Planning Agency (PCTPA).** A county agency Responsible for the planning of a comprehensive, multi-modal transportation system in the Placer County region; prepares the Regional Transportation Plan (RTP). <https://www.placer.ca.gov/2393/Placer-County-Transportation-Planning-Ag>.

**Placer County Water Agency (PCWA).** Placer County Water Agency (PCWA) is the primary water resource agency for Placer County, California, with a broad range of responsibilities including water resource planning and management, retail and wholesale supply of drinking water and irrigation water, and production of hydroelectric energy. <https://www.pcwa.net>.

**Placer Grown.** Their mission is to connect Placer County's residents and visitors with the local family farmers, ranchers, and vintners whose passion is to produce the finest fruits, vegetables, meats and other agricultural products the region has to offer. Through community outreach, events and the collaborative efforts of Placer County and local businesses, their goal is to make known the abundance and quality of food and wine. [www.placergrown.org](http://www.placergrown.org).

**Placer Independent Resource Services (PIRS).** PIRS is a non-profit independent living center. Our mission is to advocate, empower, educate and provide services for people with disabilities enabling them to control their alternatives for independent living. <http://www.pirs.org>.

**Placer Land Trust.** Placer Land Trust works with willing landowners and conservation partners to permanently protect natural and agricultural lands in Placer County for current and future generations. <https://placerlandtrust.org>.

**Placer Union High School District.** <https://www.puhsd.k12.ca.us>.

**Placer Valley Tourism (PVT).** South Placer Tourism, Inc., doing business as Placer Valley Tourism (PVT), is a Business Improvement District (BID). The organization is

classified for tax purposes as a 501(c)6. The geographic footprint of PVT consists of the three cities of Roseville, Rocklin, and Lincoln, California. PVT exists to market the three-city region as a tourism destination. They provide grants to organizations that generate room nights in Placer Valley hotels. <https://www.placertourism.com>.

**Recology Auburn Placer:** Recology provides collection and disposal of municipal solid waste, recycling, and organics/compost to commercial and residential customers in California who subscribe to their services. <https://www.recology.com/recology-auburn-placer/>.

**Red Cross.** The American Red Cross, also known as The American National Red Cross, is a non-profit humanitarian organization that provides emergency assistance, disaster relief, and disaster preparedness education in the United States. [www.redcross.org](http://www.redcross.org).

**Sacramento Council of Governments (SACOG).** An association of local governments in the six-county Sacramento region. Its members include the counties of El Dorado, Placer, Sacramento, Sutter, Yolo, Yuba and the 22 cities within. SACOG provides transportation planning and funding for the region and serves as a forum for the study and resolution of regional issues. In addition to preparing the region's long-range transportation plan, SACOG approves the distribution of affordable housing in the region and assists in planning for transit, bicycle networks, clean air and airport land uses. <https://www.sacog.org>.

**Sacramento Metropolitan Air Quality Management District (SMAQMD; Sac Metro AQMD).** <http://ww2.arb.ca.gov/sacramento-metro-air-quality-management-district>.

**Salvation Army.** The Salvation Army, an international movement, is an evangelical part of the universal Christian Church. Its message is based on the Bible. Its ministry is motivated by the love of God. Its mission is to preach the gospel of Jesus Christ and to meet human needs in His name without discrimination. <https://www.salvationarmyusa.org/usn/>.

**Senior L.I.F.E. Center of Loomis.** The L.I.F.E. Center offers programs that exercise the mind, the body and the spirit. The Center's activities of table games, crafts, companionship, exercise, and conversation provide an opportunity for active

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socialization, one of the most important factors in keeping seniors alert, independent and alive. All our classes are led by well-qualified caring teachers. <https://loomisseniorlifecenter.com>.

**Sierra Business Council.** Sierra Business Council catalyzes and demonstrates innovative approaches and solutions to increase community vitality, economic prosperity, environmental quality, and social fairness in the Sierra Nevada. <https://www.sierrabusiness.org>.

**Sierra Economic Development District (SEDD) and Sierra Planning Organization (SPO).** Regional advisory agency on issues of inter-jurisdictional concern in the Sierra Nevada region; provides regional demographic and economic information, and mandated housing allocations; prepares the Overall Economic Development Plan.

**Sierra Foothills AIDS Foundation (SFAF).** The Sierra Foothills AIDS Foundation (SFAF) is a community-based, nonprofit organization. Our primary mission is to provide comprehensive support services to people living with HIV/AIDS and their families and to provide education and prevention services to the general public, including free HIV testing. <https://sierrafoothillsaids.org>.

**Sierra Planning Organization (SPO).** See Sierra Economic Development District (SEDD) above.

**South Placer Fire District (SPFD).** The District responds to structure, wildland, vehicle, and other types of fires that occur in the District. Medical emergencies, vehicle accidents, rescue emergencies, public service calls, and hazardous material response (at the first responder level) are part of the services provided. The District has Advanced Life Support (ALS) capabilities on most of its engines and truck companies in addition to the operation of the two ALS ambulances within its EOA with S-SV EMSA. <https://www.southplacerfire.org>.

**South Placer Heritage Foundation.** South Placer Heritage Foundation, located in Loomis, CA, is a not-for-profit organization with a philanthropic goal. The organization was formed to save heritage fruit sheds from destruction. They are now being used as storage areas, produce shop and their intended use as a public event center for the community and for those throughout the Loomis basin and

South Placer County area. <https://www.loomischamber.com/directory/south-placer-heritage-foundation/>.

**South Placer Municipal Utility District (SPMUD).** An agency responsible for sewer collection services to Loomis, Rocklin and Dry Creek Basin; prepares the SPMUD Sewer Master Plan and participates in the preparation of the Roseville Regional Wastewater Treatment Service Area Master Plan. <https://spmud.ca.gov>.

**South Placer Wastewater Authority (SPWA).** Roseville, CA. [https://www.roseville.ca.us/government/departments/environmental\\_utilities/at\\_your\\_service/sewer/south\\_placer\\_wastewater\\_authority](https://www.roseville.ca.us/government/departments/environmental_utilities/at_your_service/sewer/south_placer_wastewater_authority).

**St. Vincent de Paul.** Founded in 1833, the Society of St. Vincent de Paul is a worldwide organization of lay Catholics, following Christ's call to serve the poor, the suffering, and the deprived. Our founding activity, still practiced today, is the Home Visit. Through these visits, Vincentian members establish personal relationships with our neighbors in need, not only providing material assistance such as rent, utilities, food, or clothing, but also offering friendship, understanding, and prayer. <https://ssvpusa.org>.

**Town of Loomis Department of Public Works.** The Public Works Department plays a vital role in providing a myriad of Town services to promote quality of life for the Town of Loomis. Our goal is to implement efficient and cost-effective services to preserve and enhance our Town streets and bike paths, as well as promote sustainable programs to preserve our environment. <https://loomis.ca.gov/departments/public-works/>.

**Unified Program Administration and Advisory Group (UPAAG).** Certified Unified Program Agencies (CUPAs) and Program Agencies (PAs) throughout the state created a partnership and formed the California CUPA Forum. Together, members of the California CUPA Forum and representatives of local, state and federal agencies established the Unified Program Administration and Advisory Group (UPAAG) to effectively address policy decisions, training and problem solving. <https://calepa.ca.gov/cupa/about/>.

**Union Pacific Railroad.** The Union Pacific Railroad, legally Union Pacific Railroad Company and simply Union Pacific, is a freight-hauling railroad that operates 8,300 locomotives over 32,200 miles routes in 23 U.S. states west of Chicago and New Orleans. <https://www.up.com/index.htm>.

**United States Bureau of Labor Statistics (BLS).** The Bureau of Labor Statistics is a unit of the United States Department of Labor. It is the principal fact-finding agency for the U.S. government in the broad field of labor economics and statistics and serves as a principal agency of the U.S. Federal Statistical System. <https://www.bls.gov>.

**United States Census Bureau.** The Census Bureau's mission is to serve as the nation's leading provider of quality data about its people and economy. Our goal is to provide the best mix of timeliness, relevancy, quality and cost for the data we collect and services we provide. <https://www.census.gov>.

**United States Department of Agriculture Rural Development Administration.** A division within the United States Department of Agriculture that runs programs to improve the economy and quality of life in rural America through loans, loan guarantees, and grants, technical assistance and information to help agricultural producers and cooperatives, and through programs that help rural residents buy or rent safe, affordable housing or make health and safety repairs to existing homes. Formerly the Farmers Home Administration. <http://www.rd.usda.gov/>.

**United States Department of Energy (DOE).** The United States Department of Energy is a cabinet-level department of the United States Government concerned with the United States' policies regarding energy and safety in handling nuclear material. <https://www.energy.gov>.

**United States Department of Transportation (DOT).** The United States Department of Transportation is a federal Cabinet department of the U.S. government concerned with transportation. The Department of Transportation is responsible for planning and coordinating federal transportation projects. It also sets safety regulations for all major modes of transportation. <https://www.transportation.gov>.



**United States Energy Information Administration (EIA).** The U.S. Energy Information Administration (EIA) is a principal agency of the U.S. Federal Statistical System responsible for collecting, analyzing, and disseminating energy information to promote sound policymaking, efficient markets, and public understanding of energy and its interaction with the economy and the environment. EIA programs cover data on coal, petroleum, natural gas, electric, renewable and nuclear energy. EIA is part of the U.S. Department of Energy. <https://www.eia.gov>.

**United States Fish and Wildlife Service (USFWS).** A bureau within the Department of the Interior. The U.S. Fish and Wildlife Service is the premier government agency dedicated to the conservation, protection, and enhancement of fish, wildlife and plants, and their habitats. They are the only agency in the federal government whose primary responsibility is the conservation and management of these important natural resources for the American public. <https://www.fws.gov>.

**United States Geological Survey (USGS).** The United States Geological Survey, abbreviated USGS and formerly simply known as the Geological Survey, is a scientific agency of the United States government. The scientists of the USGS study the landscape of the United States, its natural resources, and the natural hazards that threaten it. <https://www.usgs.gov>.

**United States Green Building Council (USGBC).** A private 501(c)3, membership-based non-profit organization that promotes sustainability in building design, construction, and operation. USGBC is best known for its development of the Leadership in Energy and Environmental Design (LEED) green building rating systems and its annual Greenbuild International Conference and Expo, the world's largest conference and expo dedicated to green building. <https://www.usgbc.org>.

**Urban Land Institute (ULI).** The Urban Land Institute, or ULI, is a nonprofit research and education organization with regional offices in Washington, D.C., Hong Kong, and London. Its stated mission is to "shape the future of the built environment for transformative impact in communities worldwide." <https://uli.org>.

**Volunteers of America National Services (VOA).** Through our hundreds of human service programs, including housing and healthcare, Volunteers of America touches the lives of 1.5 million people in over 400 communities in 46 states as well as the District of Columbia and Puerto Rico each year. Since 1896, we have supported and

empowered America's most vulnerable groups, including veterans, at-risk youth, the frail elderly, men and women returning from prison, homeless individuals and families, people with disabilities, and those recovering from addictions. Our work touches the mind, body, heart — and ultimately the spirit — of those we serve, integrating our deep compassion with highly effective programs and services.

<https://www.voa.org/volunteers-of-america-national-services>.

**West Placer Groundwater Sustainability Agency (WPGSA).** The West Placer Groundwater Sustainability Agency was formed in 2017 to implement the Sustainable Groundwater Management Act passed in 2014. The Act requires the formation of such agencies to manage local groundwater basins. Placer County, the cities of Roseville and Lincoln, Placer County Water Agency, Nevada Irrigation District and in participation with the California American Water Company, make up the West Placer Groundwater Sustainability Agency (WPGSA) and manage a portion of the North American Subbasin. <https://westplacergroundwater.com>.

**Western Placer Waste Management Authority (WPWMA).** The WPWMA is a regional agency established in 1978 through a joint exercise of powers agreement between Placer County and the cities of Lincoln, Rocklin and Roseville to own, operate and maintain a sanitary landfill and all related improvements. The agency that provides the Western Regional Sanitary Landfill (WRSL) site.

<https://www.wpwma.ca.gov>.